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Davidson County DEEDWARR
Recvd: 04/24/01 13:41 2pgs
Fees:11.00 Taxes:836.20

20010424-0040505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**DONALD ARKOVITZ, ATTORNEY AT LAW, 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JOHN MICHAEL COSTELLO** | **PULTE MORTGAGE CORPORATION** | **104-16 126** |
| (NAME) | (NAME) | |
| **1800 LINDEN AVENUE** | **P.O. BOX 5226** | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37212** | **DENVER, CO 80217-9653** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES R. NOLAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MICHAEL COSTELLO, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **SUMNER** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 151 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 79.5 feet on the northerly side of Linden Avenue and runs back between lines with the westerly margin of 18th Avenue, South, 175 feet to an alley.

Being the same property conveyed to James R. Nolan, unmarried, from Michael J. Herrmann and wife, Gail Travis Herrmann, by deed of record in Book 10680, page 295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

See Power of Attorney being recorded simultaneously herewith.

Unimproved ( )
This is improved( X ) property, known as **1800 LINDEN AVENUE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of April, 2001.

James R. Nolan

**JAMES R. NOLAN**

**By: Martha Shipman, Attorney in Fact for James R. Nolan**

by Martha Shipman Attorney in fact

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARTHA SHIPMAN, ATTORNEY IN FACT FOR JAMES R. NOLAN**, to me known ( or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JAMES R. NOLAN** and who acknowledged that she executed the same as the free act and deed of **JAMES R. NOLAN**.

Witness my hand and official seal at Nashville , Tennessee this 23RD day of April, 2001.

Commission expires: 1-29-05.

NOTARY PUBLIC

Notary Public