Davidson County DEEDWARR
Recvd: 05/03/01 09:26 3pgs
Fees:15.00 Taxes:532.80
20010503-0045406

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Tamara Saviano
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2001.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tamara Saviano
604 Harpeth Parkway East
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Wells Fargo Home Mortgage
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
142-15-0-042.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bart J. Volpintesta, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Tamara Saviano** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

> LAND in Davidson County, Tennessee, being Lot No. 122, on the Plan of Section I, Harpeth Valley Park, of record in Book 3600, Pages 93 and 94, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bart J. Volpintesta, unmarried, by Deed from James L. Patterson and wife, Beverly A. Patterson, of record in Book 8976, Page 512, Register's Office for Davidson County, Tennessee. Bart J. Volpintesta having since married.

Tara M. Volpintesta as spouse of Bart J. Volpintesta hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3857, Page 858, and Book 3866, Page 656, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Mortgage Loan Inspection prepared by John Kohl & Company, P.C. dated April 11, 2001 shows concrete drive over property line 2.7' +/- and neighbor's fence over 1.0' +/-.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 604 Harpeth Parkway East, Nashville, Tennessee 37221.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of April, 2001.

Bart J Volpintesta

Bart J. Volpintesta

Tara M Volpintesta by Bart J Volpintesta attorney in fact

Tara M. Volpintesta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bart J. Volpintesta, a married man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2001.

Notary Public

11-18-01

My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03088-BP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bart J. Volpintesta, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, he is the attorney in fact of Tara M. Volpintesta and acknowledges he is authorized by Tara M. Volpintesta to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2001.

Notary Public

11-18-01
My Commission Expires

