PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 42429
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/31/01 15:08 2pgs
Fees:11.00 Taxes:493.95
20010531-0056570

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tod P. Ellsworth Melinda C. Ellsworth 4820 Merrill Lane Nashville, TN 37220	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 146-08-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 133500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. Strinich and spouse, Cynthia A. Phillips Strinich,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tod P. Ellsworth and spouse, Melinda C. Ellsworth,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 572 on the Plan of Section Fourteen, Caldwell Hall of record in Book 3300, page 77, Register's Office for said County.

SAID Lot No. 572 fronts 100.00 feet on the northerly margin of Merrill Drive and extends back 125.0 feet on the easterly line and 200.34 feet on the westerly line to a dead line in the rear measuring 99.59 feet thereon.

BEING the same property conveyed to Michael J. Strinich and Cynthia A. Phillips, now known as Cynthia A. Phillips Strinich by deed from Elise Anderson of record in Book 6985, page 363, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 77, said Register's Office, which Plan shows a 40 foot minimum building setback line from Merrill Drive and 5 foot easement for public utility purposes along the rear and easterly line(s); Restrictive covenants of record in Book 3433, page 100, Book 3436, page 335, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5677, page 264, said Register's Office.

This is improved property, known as: 4820 Merrill Lane, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2001.

Michael J. Strinich **Cynthia A. Phillips Strinich**

State of Tennessee
County of Davidson

On this 30th day of May, 2001, before me the undersigned authority, personally appeared **Michael J. Strinich** and **Cynthia A. Phillips Strinich**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133500.00

Affiant

Sworn and subscribed before me on the 30th day of May, 2001.

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004