RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39865

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/01 08:59 2pgs
Fees:11.00 Taxes:296.00

20010606-0059033

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2001

NOTARY PUBLIC

My Commission Expires: 12/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher J. Alderman | Union Planters Bank, N.A. | 87-23 |
| 6154 New Hope Road | 2019 Richard Jones Road, Suite 300 | |
| Hermitage, TN, 37076 | Nashville, TN 37215 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Jo Dee M. Messina**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher J. Alderman an unmarried person**

HEREINAFTER CALLED THE 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 part of Lot No. 78 on the Plan of Moses T. Brooks, Deceased, Lands of record in Minute Book 'H', Page 690, County Clerk's Office for Davidson County, Tennessee, and described as follows:**

**Beginning at a point in the center of New Hope Road, said point being North 0.2 miles, more or less, to Central Pike, thence North 87 degrees 30 minutes West 313 feet to a point; thence North 2 degrees 30 minutes East 208.7 feet to a point; thence South 87 degrees 30 minutes East 313 feet to a point in the center line of New Hope Road; thence along New Hope Road South 2 degrees 30 minutes West 208.7 feet to the beginning.**

**Being the same property conveyed to Mary K. Messina and Jo Dee M. Messina, as joint tenants with right of survivorship by deed from Harry D. Bass of record in Book 8444, page 774, said Register's Office. The said Mary K. Messina onveyed her interest in said property to Jo Dee M. Messina by quitclaim deed of record in Book 10969, page 352, Register's Office for Davidson County, Tennessee.**

This is improved ( X) property known as 6154 New Hope Road, Hermitage, TN 37076

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 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/our hand(s) this 21st day of May, 2001

Jo Dee M. Messina by Mary Ann McCready
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of May, 2001, personally appeared Mary Ann McCready to me known to be the person who executed the foregoing instrument on behalf of Jo Dee M. Messina as Attorney in Fact, and acknowledged that Mary Ann McCready executed the same as the free act and deed of the said Jo Dee M. Messina.

Witness my hand and official seal this 21st day of May, 2001.

Notary Public

My Commission Expires: 7/8/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.