This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Send Tax Bills to:
Lawrence E. & Celeste F. Salone
1108 Haysboro Avenue
Nashville, TN 37216

PICK-UP

Davidson County DEEDWARR
Recvd: 06/06/01 15:42 2pgs
Fees:11.00 Taxes:92.50

20010606-0059445

MAP: 71-1
PARCEL: 82
GROUP:

WARRANTY DEED

THIS INDENTURE, made this 4th day of June, 2001 between

Gladys Bond

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Lawrence E. Salone and wife, Celeste F. Salone

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being a parcel of land in the first civil district of Nashville, Davidson County, Tennessee, bounded on the West by Monticello Drive, located generally North of Trinty Lane, as recorded in Deed Book 11525, Page 252, R.O.D.C., TN., more particularly described as follows:

Beginning at an iron pin in the Easterly margin of Monticello Drive, approximately 194 feet Southerly from the centerline of the TVA Transmission line; thence, leaving said drive, a common line with the Ricky Ferguson property, North 66 degrees 00 minutes 00 seconds East, 478.42 feet to an iron pin; thence, a common line with the John Muhich trustee property, South 22 degrees 00 minutes 00 seconds East, 125.76 feet to an iron pin; thence, a common line with the Gladys Bond property, South 66 degrees 00 minutes 00 seconds West, 431.09 feet to an iron pin in the Easterly margin of Monticello Drive; thence, with said drive and a curve to the left, having a central angle of 12 degrees 29 minutes 59 seconds, a radius of 610.00 feet, a distance of 133.08 feet and a chord bearing and distance of North 42 degrees 51 minutes 48 seconds West, 132.81 feet to an iron pin to the point of beginning. As surveyed by Thornton & Associates, Inc. 1205 South Graycroft Avenue Madison, Tennessee 37115. File No. 01-624.

Being part of the same property conveyed to Walter S. Landrum and wife Rosie Lee Landrum by deed of record in Book 4276, page 810 Register's Office for Davidson County, Tennessee. That the said Walter S. Landrum and Rosie Lee Landrum now being deceased the property now being vested in Glayds Bond as reflected in an Affidavit of Heirship of record in Book 11525, page 212, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description was prepared from boundary survey prepared by, THORTON & ASSOCIATES Registered Land Surveyor, Tennessee No. 1123, whose address is 1205 SOUTH GRAYCROFT AVENUE, MADISON, TN.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2001 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Gladys Bond

Gladys Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gladys Bond the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of ~~May~~ June, 2001.

Notary

My Commission Expires: 11/3/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $25,000.00.

Gladys Bond
Affiant

Sworn to and subscribed before me, this 6th day of June, 2001

Notary Public

My Commission Expires: 11/3/2002