WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/01 11:17 2pgs
Fees:11.00 Taxes:251.60

20010611-0061111

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 8/13/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest J. Fanucchi (NAME)	same as owner (NAME)	MAP 107-14
1007 Aladdin Drive (ADDRESS)	(ADDRESS)	PARCEL 89
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John W. Eden, Jr. unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest J. Fanucchi and wife, Janet E. Fanucchi

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 Lot No 192 on the Plan of Miro Meadows Subdivision as of record in Book 1424 Page 94 and 95 Regsters Office for Davidson County, Tennessee.
Said Lot No 192 fronts 70.00 feet on the westerly margin of Aladdin Drive and runs back between parallel lines 143.00 feet to a dead end line.

Being the same property conveyed to John W. Eden, unmarried by deed from Kenneth B. LaFevor, a widower of record in Book 8326, Page 612, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 1007 Aladdin Drive, Nashville, TN 37217
(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 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 hand 6 this June day of 2001

John W. Eden, Jr.

John W. Eden, Jr. unmarried

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Eden, Jr. unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 6 day of June, 2001.

Commission expires 2/13/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public