WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/01 08:31 2pgs
Fees:13.00 Taxes:1533.65

20010703-0070397

KEVIN D MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 10-25-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 414,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances O. Nichols (NAME)	Fifth Third Mortgage Company (NAME)	MAP 131-1-J
108 Lexington Court (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 18
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (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, Salvatore J. Lombardi and wife, Kristin L. Lombardi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances O. Nichols, unmarried

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. 18 on the Plan of Lexington Green, Phase 2, of record in Plat Book 6900, page 798, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Salvatore J. Lombardi and wife, Kristin L. Lombardi, by deed from Edith McNeill Ayers, unmarried, of record in Book 10724, page 717, said Register's Office.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 798, said Register's Office; (c) restrictive covenants of record in Book 7700, page 476 and Book 9282, page 442, said Register's Office; (d) Charter of record in Book 7144, page 262, said Register's Office, (e) utility easement of record in Book 4286, page 809, said Register's Office; and (f) storm retention agreement of record in Book 7598, page 989, said Register's Office.

unimproved ( )
This is improved (X) property, known as 108 Lexington Court, Nashville, Tennessee 37215
(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 our hand s this 29th day of June, 2001

Salvatore J. Lombardi by Kristin L. Lombardi, Attorney in Fact

Kristin L. Lombardi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KRISTIN L. LOMBARDI

the 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 Nashville, Tennessee, this 29th day of June, 2001.

Commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp. 10/25/2003

~~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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2001, before me personally appeared Kristin L. Lombardi, to me known to be the person who executed the foregoing instrument on behalf of Salvatore J. Lombardi and acknowledged that she executed the same as the free act and deed of Salvatore J. Lombardi. Witness my hand and seal this 29th day of June, 2001.

KEVIN D MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp. 10/25/2003

Notary Public