Davidson County DEEDWARR
Recvd: 07/24/01 14:05 2pgs
Fees:13.00 Taxes:268.25

20010724-0078407

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,500.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2001.

Notary Public
My commission expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Brianna D. Carter 3013 Doak Avenue Nashville TN 37218	Franklin American Mortgage Co. 501 Corporate Centre Dr. #400 Franklin TN 37067	81-01 051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Mario Castellarin and Mary Ann Greenhill, devisees under the will of Terresa Castellarin a/k/a Mary Theresa (Del Bianco) Castellarin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brianna D. Carter, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the west 50 feet of a part of a two acre tract formerly owned by D.L. Turner and wife, Hattie Turner, being part of Haley's Subdivision of Part of Flock 5 in G.T. Sheegog Subdivision at Bordeaux.

Said Lot fronts 50 feet on the south side of a 40 foot street unnamed, running back southerly 571.6 feet on the easterly side and 590 feet on the westerly side to a dead line and shows 57 feet on said dead line, more particularly described as follows:

Beginning at a point 197 feet from the northwest corner of a three acre tract of W.A. Turner, running easterly along the southerly margin of a 40 foot street, unnamed, 50 feet; thence southerly 571.6 ft. to a dead line; thence westerly 57 ft. along said dead line to the easterly margin of the said three acre tract thence northerly 590 ft. to the point of beginning.

Being the same property conveyed to Mario Castellarin and wife, Terresa Castellarin by deed from Y.W. Haley and wife, Lera H. Haley, dated April 24, 1937, of record in Book 1019, Page 569. Mario Castellarin subsequently died leaving Terresa Castellarin as the surviving tenant by the entirety. Terresa Castellarin a/k/a Mary Theresa (Del Bianco) Castellarin has since died testate. By Will of record in Will Book 166, Page 103, Probate Court Clerk's Office for Davidson County, Tennessee, Mary Theresa (Del Bianco) Castellarin devised subject property to Michael Mario Castellarin and Mary Ann Greenhill.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3013 Doak Avenue, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 9th day of July, 2001.

Michael Mario Castellarin

Mary Ann Greenhill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Mario Castellarin and Mary Ann Greenhill, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 9th day of July, 2001.

Notary Public

My Commission expires 11/30/04

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004