Davidson County DEEDWARR
Recvd: 08/06/01 09:46 2pgs
Fees:13.00 Taxes:323.75
20010806-0083534

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert J. Marinelli
2624 Maldin Drive
Nashville, Tennessee 37210

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Columbia National, Incorporated
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP **119-11**
GROUP
PARCEL **99**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Maxine F. Everett, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert J. Marinelli, unmarried**, hereinafter called the "GRANTEE", his 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. 42 of Laurel Acres, of record in Book 2133, page 48, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of Malden Drive, at the corner of Lots Nos. 42 & 43; thence with the line between said lots, southeasterly 168.4 feet to a corner of Lot No. 41; thence with the line between Lots Nos 41 & 42, southwesterly 144 feet to the northeasterly margin of Ennis Road; thence with the margin of the same, northwesterly 141.4 feet to the beginning of a curve; thence around said curve, northerly 39.3 feet to the margin of Malden Drive; thence with the margin of the same, northeasterly 110 feet to the point of beginning, containing .52 acres, more or less.

Being the same property conveyed to James P. Everett* and wife, Maxine F. Everett, by deed from Etoile Henley Thomas of record in Book 3786, page 932, Register's Office for Davidson County, Tennessee.

*The said James P. Everett having since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 2624 Maldin Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 18th day of July, 2001.

Maxine F. Everett by W. Ralph Emery, Att. in Fact

Maxine F. Everett, by W. Ralph Emery, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **W. Ralph Emery as attorney in fact for Maxine F. Everett, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2001.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $87,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of July, 2001.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004