Davidson County DEEDWARR
Recvd: 09/06/01 09:38 2pgs
Fees:13.00 Taxes:436.80
20010906-0096639

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Carlos Marcelo Biondo
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of August, 2001.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carlos Marcelo Biondo
292 Cedarcreek Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Right Mortgage Company
106B West Hill Drive
Lebanon, Tennessee 37087

MAP-PARCEL NUMBERS:
173-010-016.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William E. Doyle and wife, Nancy M. Doyle** hereinafter referred to as Grantors, hereby transfers and conveys to **Carlos Marcelo Biondo** hereinafter referred to as 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. 96 on the Plat of Cedarwood Estates, Section 2, of record in Plat Book 4860, Page 58, Register's Office for said County.

Said Lot 96 fronts 95.68 feet on the southerly margin of Cedarcreek Drive and extends back 119.05 feet on the westerly line and 133.47 feet on the easterly line to a line on the rear on which it measures 170.05 feet.

Being the same property conveyed to William E. Doyle and wife, Nancy M. Doyle by Warranty Deed from Brent Valley Builders, Incorporated of record in Book 5089, Page 158, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4860, Page 58, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4963, Page 42, Book 4753, Page 683, and Book 5497, Page 397, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 292 Cedarcreek Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 30th day of August, 2001.

William E. Doyle

William E. Doyle

Nancy M. Doyle

Nancy M. Doyle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Doyle and wife, and Nancy M. Doyle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2001.

Notary Public

My Commission Expires

03852-BP