19-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 42901

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/15/01 16:11 2pgs
Fees:13.00 Taxes:1476.30
20011015-0112279

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Philip C. Valentine Susan S. Valentine 833 Brentview Drive Nashville, Tennessee 37220	National Bank of Commerce 115 29th Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 146-10-012 and 146-09-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Audrey A. Strinich, unmarried and Michael J. Strinich, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip C. Valentine and spouse, Susan S. Valentine** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I

LAND in Davidson County, Tennessee being Lot No. 30 on the Plan of Fieldcrest Estates Section II of record in Book 2663, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 255 feet on the broken southerly margin of Brentview Drive and extends back 311.4 feet on the westerly line and 346.2 feet on the easterly line to a broken line in the rear measuring 353.7 feet thereon.

BEING the same property conveyed to John G. Strinich etux, Audrey A. Strinich by deed of record in Book 4999, page 842, Register's Office for said County. The said John G. Strinich has since died. By Quitclaim Deed of record inBook 9227, page 878, said Register's Office, the said Audrey A. Strinich conveyed a fifty percent (50%) undivided interest to Michael John Strinich.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 19, said Register's Office, which Plan shows a 100 foot minimum building setback line from Brentview Drive and a 10 foot easement for public utility purposes along the rear line(s), and 2.5 x 25 foot utility anchor easements located on the northeasterly and northwesterly front corners of said lot.

TRACT II

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of the Resubdivision of Reserve Parcel of Treemont of record in Book 6900, page 456, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Audrey A. Strinich and Michael J. Strinich by deed from Dukes & Dukes Development Corporation of record in Book 7451, page 491, Register's Office for said County. By Quitclaim Deed of record in Book 9671, page 826, said Register's Office, the said Audrey A. Strinich conveyed her fifty percent (50%) undivided interest in subject property to Michael J. Strinich.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 456, said Register's Office, which Plan shows a 10 foot easement for public utility purposes along the rear line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 6833, page 594, Book 6833, page 601, Book 6833, page 620, Book 8259, page 498, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Cynthia Strinich joins in this conveyance soley to convey any and all marital interest she may have in the above described properties known as Tract I and Tract II.

This is improved property, known as: 833 Brentview, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 2001 .

Michael J. Strinich

Audrey A. Strinich

Cynthia Strinich

State of TENNESSEE
County of DAVIDSON

On this 15th day of October, 2001 , before me the undersigned authority, personally appeared **Michael J. Strinich, Cynthia Strinich, and Audrey A. Strinich** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 5/26/02

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $399,000.00

Affiant

Sworn and subscribed before me this 15th day of October, 2001

Notary Public

My Commission Expires: 5/26/02