02

Realty 48A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 2001 between **GAIL C. MARINO AND HUSBAND, ALBERT T. MARINO** of **DAVIDSON** County, Tennessee, First Parties, and **TRACY P. DEWSNUP AND HUSBAND, JOHN NICHOLSON**

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 174 ON THE PLAN OF PHASE THREE-A, LAKESHORE, OF RECORD IN PLAT BOOK 7900, PAGE 516, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GAIL C. MARINO, A MARRIED PERSON, BY DEED FROM ANDREW P. CHARLTON AND WIFE, CINDY S. CHARLTON, OF RECORD IN BOOK 11430, PAGE 944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, ~~NOT YET~~ DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Gail C. Marino
GAIL C. MARINO

Albert T Marino
ALBERT T. MARINO

Davidson County DEEDWARR
Recvd: 12/17/01 09:54 2pgs
Fees:13.00 Taxes:627.15
20011217-0138763

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **GAIL C. MARINO**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of September 2001

Cindy S. Carrick
Notary Public

My commission expires: 9-24-2004

Printed name: Cindy S. Carrick

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ALBERT T. MARINO**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of September, 2001.

Cindy S. Carrick
Notary Public
Printed name: Cindy S. Carrick

My commission expires: 9-24-2004
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Tracy P. Dewsnup
5301 Mast Point
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Countrywide Home Loans
718 Thompson Lane, Suite 104
Nashville, TN 37204

~~OLD~~ Map 098-09-0-A Parcel 074.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $169,500.00.

Tracy P. Dewsnup (AFFIANT)

Subscribed and sworn to before me, this 30th day of November, 2001

Catherine R. Vass
Notary Public
Printed Name Catherine R. Vass

My commission expires 05/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004