Davidson County DEEDWARR
Recvd: 12/20/01 13:44 2pgs
Fees:13.00 Taxes:739.63

20011220-0140705

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
14th DAY OF December, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/26/05
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel H. Maxwell (NAME)	(NAME)	127-48.00
8014 Highway 70 South (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul R. Delahunt and wife, LeeAnn C. Delahunt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel H. Maxwell and Isabel D. Landeo as joint tenants with right of survivorship

HEREINAFTER CALLED THE 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 the 9th (formerly the 14th) Civil District of Davidson County, Tennessee, being known as Lot No. 5 on the unrecorded map of the Subdivision of Mrs. Agnes Hows Archey's lands and described according to a copy of survey made by John M. Sullivan, County Surveyor, April 7, 1955, and further described by John Kohl, Surveyor, July 18, 1983, described as follows.

Beginning at a point in the northerly margin of U.S. Highway 70-S, at the corner of Lots Nos. 4 and 5, being the southwest corner of the land conveyed to Albert D. Snyder and wife, by deed of record in Book 2400, page 345, Register's Office for said County; thence along Snyder's easterly line north 44 degrees, 10 minutes, east 395 feet to the center line of Old Buffalo Road; thence with the center line of the same, south 50 degrees, 25 minutes, east 200 feet to a point; thence south 44 degrees, 08 minutes, west 428.4 feet to the north margin of U.S. Highway No. 70-S; thence with the marfin of the same, north 39 degrees, 52 minutes, west 100 feet and north 42 degrees, 15 minutes, west 100 feet to the point of beginning.

Being the same property conveyed to Paul R. Delahunt, married, deed from Thomas A. Habazin and Sherrill Koman Habazin, husband and wife, of record in Book 11467, Page 834, Register's Office for Davidson County, Tennessee. The SAID Paul R. Delahunt, married, having Quitclaimed to Paul R. Delahunt and wife, Lee Ann Calton Delahunt, of record in Book 11611, page 800, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8014 Highway 70 South, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 14th day of December, 2001

Paul R. Delahunt by Gregory S. Perrone, his attorney in fact

LeeAnn C. Delahunt by Gregory S. Perrone, her attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul R. Delahunt and wife, LeeAnn C. Delahunt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of December, 2001.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JOYCE JORDAN a Notary Public within and for the State and County aforesaid, personally appeared GREGORY S. PERRONE with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of PAUL R. DELAHUNT and LEEANN C. DELAHUNT and who acknowledged that HE executed the same as the free act and deed of said PAUL R. DELAHUNT and LEEANN C. DELAHUNT

Witness my hand and official seal at NASHVILLE, TENNESSEE this 14th day of DECEMBER, 2001.

My Commission expires: 11-29-03

Joyce Jordan
Notary Public

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

FROM

Paul R. Delahunt and wife,
LeeAnn C. Delahunt

TO

Daniel H. Maxwell and Isabel D. Landeo

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027