Davidson County DEEDWARR
Recvd: 12/31/01 15:33 3pgs
Fees:18.00 Taxes:714.10
20011231-0145211

BM 136

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL NOS. |
|---|---|---|
| **Heather M. Marabeti** | Firstar Bank | **Map 131-3-A** |
| 4400 Belmont Park Terrace | P.O. Box 7298 | **Parcel 121.00** |
| Nashville, Tn 37215 | Springfield, OH | |
| (Unit 121 | 45501-7298 | |

**This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205**

**10903**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Anne G. Keeble now known as Anne G. Keeble Frazer, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Heather M. Marabeti, an unmarried person (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Building site No. 121 on the Plan of Arden Place, Section One, of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Anne G. Keeble, unmarried by Warranty Deed from Lewis Daniel Scott and wife, Ann S. Scott of record in Book 10971, page 147, said Register's Office for Davidson County, Tennessee.**

**Anne G. Keeble and Anne G. Keeble Frazer are one and the same person.**

**James S. Frazer, IV husband of Anne G. Keeble Frazer joins in this conveyance to relinquish any rights he may have in subject property, particularly any marital rights.**

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Plat Book 4675, page 29, said Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants contained of record in Book 4628, page 473, and book 4754, page 455, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4400 Belmont Park Terrace, Nashville, Tennessee 37215.

**[STATE OF TENNESSEE)**
**[COUNTY OF DAVIDSON**
**[**

**[The actual consideration or value, whichever is greater for**
**[this transfer is $193,000.00.**

Amy E. Adams
**Affiant**

**[Subscribed and sworn to before me this**
**[20th day of December, 2001.**

Joseph W. Terrell
**Notary Public**

**[My Commission Expires:** 7/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of December, 2001.

Anne G. Keeble Frazer

**Anne G. Keeble Frazer**

James S. Frazer IV

**James S. Frazer, IV**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On this 20TH day of December, 2001, before me personally appeared Anne G. Keeble Frazer and husband, James S. Frazer, IV, to me known to be the person who and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of December, 2001.

Jonyal V. Terrell

NOTARY PUBLIC

My Commission Expires: 7/24/04