Davidson County DEEDWARR
Recvd: 01/09/02 08:10 2pgs
Fees:13.00 Taxes:610.50

20020109-0003080

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40510**

WARRANTY DEED

File Box 33B
National Title Agency
5214 Maryland Way
Ste. 208
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 165,000.00.**

Anne C. Goodnow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 31st **DAY OF DECEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES
JAN. 25, 2003
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ANNE C. GOODNOW **1426 Benjamin Street** **Nashville, Tennessee 37206**	GBT Mortgage 1321 Murfreesboro Rd Nashville, TN 37217	**83-2-142** **27W 15705**

FOR AND IN 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, MICHAEL J. LAJOIE and wife, ALICIA A. LAJOIE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE C. GOODNOW**, Unmarried

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 22 on the map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

SAID Lot No. 22 fronts 50 feet on the southerly side of Benjamin Avenue and runs back between lines, 131 feet on the easterly line and 131.5 feet on the westerly line to an alley on which it measures 50 feet.

TRACT 2: LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

SAID Lot No. 23 fronts 64 feet on the southerly side of Benjamin Avenue and runs back between lines 131 feet on the westerly line and 133.9 feet on the easterly line along the westerly margin of an alley in the rear on which it measures 33 feet.

BEING the same property conveyed to Michael J. Lajoie, a married person, by deed from Billy E. Love, an unmarried person, of record in Instrument Number 20010730-0080752, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is **Improved (X)** property, known as **1426 Benjamin Street, Nashville, Tennessee 37206**

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 HANDS THIS _____ DAY OF DECEMBER, 2001.

Michael J. Lajoie by Jon Hasenfuss atty in fact
MICHAEL J. LAJOIE

Alicia A. Lajoie by Jon Hasenfuss atty in fact
ALICIA A. LAJOIE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 31st day of December, 2001, before me personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument in behalf of MICHAEL J. LAJOIE and wife, ALICIA A. LAJOIE, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said MICHAEL J. LAJOIE and wife, ALICIA A. LAJOIE, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st. day of December, 2001.

Gail C. Victory
NOTARY PUBLIC

My Commission Expires: _____

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES JAN. 25, 2003
DAVIDSON COUNTY, TN