PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

Davidson County DEEDWARR
Recvd: 02/27/02 12:05 2pgs
Fees:13.00 Taxes:551.30

20020227-0024916

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **February, 2002** between **John Abruzzo and Kathleen Abruzzo** , GRANTOR, and **LOY HARDCASTLE, Trustee of ART TRUST*** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 149 (and driveway serving said Lot) on the Plan of the Second Revision of Motton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 226, revised in Book 7900, Page 561, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to John Abruzzo and Kathleen Abruzzo by deed from Tina D. Holcomb, unmarried in Book 9387, Page 721 dated 06/20/94 and recorded 06/24/94, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 7900, page 226, revised in Book 7900, page 561, (voids Book 7900, page 226); Declaration of Covenants, Conditions, Restrictions of record in Book 7546, page 145 and amended in Book 7936, page 704 and in Book 8079, page 804; By-Laws of the Morton Mill Homeowner's Association of record in Book 7546, page 154 and amended in Book 7936, page 709; Common Area of record in Book 7548, page 963; Charter of Morton Mill of record in Book 7414, page 335; and any and all matters, easements, right of ways, setback lines, zoning regulations, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

*With full power to sell, tranfer and convey without joinder of any beneficiary.

John Abruzzo
Signature of Seller

Kathleen Abruzzo
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **John Abruzzo and Kathleen Abruzzo** , the within named bargainors, 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, at office, this **25th** day of **February, 2002.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

LOY HARDCASTLE, Trustee of and ART TRUST
149 Morton Mill Circle
Nashville, TN 37221

Property Address:

149 Morton Mill Circle
Nashville, TN 37221

Person Responsible for Taxes:

same

Parcel #: 141-12D-149

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$149,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **February, 2002.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE. PLLC
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NASHVILLE, TN 37221