File Box 8

Davidson County DEEDWARR
Recvd: 02/27/02 15:49 2pgs
Fees:13.00 Taxes:1369.00
20020227-0025231

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (gj) Title No: 41428

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryan W. Metcalf Madelene Nye Metcalf 5620 Hillview Drive Brentwood, TN 37027	Same

TAX MAP-PARCEL NUMBERS: 160-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert P. Cornella and spouse, Deborah Cornella,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Bryan W. Metcalf and Madelene Nye Metcalf, as Tennants in Common, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Bokor Heights, Section 2 of record in Plat Book 4300, Page 1, to which plan reference is made for a more complete description thereof.

BEING the same property conveyed to Robert P. Cornella by deed from EMC Mortgage Corporation of record in Book 9213, Page 526, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for ~~2000~~ 2002 BWM MMM, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4300, Page 1, said Register's Office, which Plan shows a 60 foot minimum building setback line from South Hillview Drive and 10 foot easement for public utility and drainage along the southeasterly and northeasterly line(s); And a 75 foot minimum building setback line from Hillview Drive; And Agreement for Dedication of Easement for Sanitary Sewers and / or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7838, page 647, said Register's Office. Restrictive covenants of record in Book 4330, page 676, said Register's Office.

This is improved property, known as: 5620 Hillview Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 25 Jan, 19 00.

Robert P. Cornella

Deborah Cornella

State of Tennessee
County of Williamson

On Jan. 25, ~~19~~ 2000, before me the undersigned authority, personally appeared Robert P. Cornella and Deborah Cornella, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 6-08-2003

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 370,000.00

Affiant

Sworn and subscribed before me on February 25, ~~19~~ 2002.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003