Davidson County DEEDWARR
Recvd: 03/21/02 12:12 2pgs
Fees:13.00 Taxes:382.80
20020321-0034894

63

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 3982

WARRANTY DEED

This instrument, made and entered into on this the 14th day of March 2002, by and between MARIA A. REISERT a unmarried woman Party of the First Part, and ~~THERESA~~ TERESA NEWKIRK a unmarried woman Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, their successors and assigns, the following described real estate:

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 102 ON THE PLAN OF KENILWORTH ESTATES, SECTION I, AS OF RECORD IN BOOK 2900, PAGES 105 AND 106, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 102 FRONTS 70 FEET ON THE NORTHERLY SIDE OF GARRY DRIVE AND EXTENDS BACK 145.5 FEET ON THE EASTERLY LINE AND 144.8 FEET ON THE WESTERLY LINE, TO A DEAD LINE MEASURING 70 FEET THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO TEN FOOT UTILITY EASEMENT ALONG REAR LINE OF PREMISES, A 40 FOOT BUILDING SETBACK LINE FROM GARRY DRIVE AND CONDITIONS OF OWNER'S CERTIFICATE, AS SHOWN ON PLAN OF RECORDING BOOK 2900, PAGE 105 AND 106, SAID REGISTER'S OFFICE; AND TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 3103, PAGE 610, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARIA A. REISERT, BY QUIT CLAIM DEED FROM MARIA A. WOLK, DATED 12/02/1997 AND RECORDED 12/03/1997 IN BOOK 10706, PAGE 354, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 134-13-37.00

PROPERTY ADDRESS: 274 Garry Drive, Nashville, TN

TO HAVE AND TO HOLD unto the said Party of the Second Part, their successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Party of the Second Part, their successors and assigns, that she is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that she, the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set their hand and seal on this the day and date first above written.

Maria A. Reisert
MARIA A. REISERT

STATE OF Kentucky ,

COUNTY OF Jefferson ,

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, MARIA A. REISERT, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 14th day of March, 2002.

Julie Sandmann
Notary Public
My Commission Expires: Oct. 29, 2005

JULIE SANDMANN NOTARY PUBLIC JEFFERSON CO. KY MY COMMISSION EXPIRES OCT. 29, 2005

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 $ 98,000.00 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.

Angie Watson
Affiant

JAMI M. CRAWLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 18, 2002

Subscribed and sworn to before me this the 14 day of March, 2002.

Notary Public

My commission expires:

Name and Address of Property Owner:
Teresa Nelson
274 Good Day Drive
Nashville, TN

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Same

No title search was preformed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103