PREPARED BY (AND RETURN TO):

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W & I Ref:( SK ) Title No: 43404
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/23/02 15:42 2pgs
Fees:13.00 Taxes:4070.00
20020523-0063211

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| James R. Toth<br>Victoria L. Toth<br>14 Northumberland<br>Nashville, Tennessee 37215 | New South Federal<br>110 Glancy Street, Suite 114<br>Goodlettsville, Tennessee 37072 |

**TAX MAP-PARCEL NUMBERS:** 130-12-A-021

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard L. Meckfessel and spouse, Kerry E. Meckfessel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Toth and spouse, Victoria L. Toth** 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. 21 on the Plan of Northumberland of record in Book 6250, page 128 & 129, amended by Surveyors Certificate of Correction in Book 6386, page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard L. Meckfessel and spouse, Kerry E. Meckfessel by deed from Theodore F. Ritzer and Caroln P. Ritzer of record in Book 11617, page 297, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 128 and 129, as corrected by Surveyor's Certificate of Correction in Book 6386, page 194 , said Register's Office, which Plan shows 30 foot minimum building set back line from Northumberland, together with a designated building site and a recreation facility easement line along the southerly line and a 40 foot public utility, drainage and private use facility with an 8 inch sewer line lying therein, along a portion of the westerly line.

Easements and rights retained by Northumberland Development Company and granted to Northumberland Homeowner's Association by instrument of record in Book 6794, page 578, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6377, page 18, rerecorded in Book 6545, page 799, Book 7663, page 468, Book 6377, page 33, Book 6545, page 815, Book 11298, page 935, Doc. No. 20010629-0068967, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is** improved **property, known as:** 14 Northumberland, Nashville, Tennessee 37215

**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** this 22nd day of May, 2002.

Richard L. Meckfessel

Kerry E. Meckfessel

**State of** TENNESSEE

**County of** DAVIDSON

On this 22nd day of May, 2002 , before me the undersigned authority, personally appeared Richard L. Meckfessel Kerry E. Meckfessel , 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant 5/21/02

Sworn and subscribed before me this the 22nd day of May, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public