Davidson County DEEDWARR
Recvd: 05/29/02 15:18 2pgs
Fees:13.00 Taxes:407.00
20020529-0065309

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12298K

MAP/GROUP/PARCEL:
061-15-0/165.00

NEW OWNER'S NAME AND ADDRESS:
LISA M. MARCHITTO , UNMARRIED AND DINA M. ACABBO, UNMARRIED
1104 SUNNYMEADE DRIVE
NASHVILLE, TENNESSEE 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, TODD CHRISTIAN AND WIFE, CONNIE CHRISTIAN, hereinafter called Grantors, does hereby transfer and convey unto LISA M. MARCHITTO, UNMARRIED AND DINA M. ACABBO, UNMARRIED, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF BLOCK "A" ON THE PLAN OF RE-SIBDIVISION OF SUNNYMEADE UNIT NO. 1-SUBDIVISION OF SUNNYMEADE UNIT NO. 2 OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 FRONTS 60 FEET ON THE SOUTHERLY MARGIN OF SUNNYMEADE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE IN THE REAR MEASURING 60 FEET THEREON.

The subject property is improved property commonly known as 1104 Sunnymeade Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 10569, Page 874, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Todd Christian
TODD CHRISTIAN

Connie Christian
CONNIE CHRISTIAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority,TODD CHRISTIAN AND CONNIE CHRISTIAN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of May 2002.

NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $110,000.00

AFFIANT

Sworn to and subscribed before me this 24th day of May ,2002.

NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004