Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1254

Davidson County DEEDWARR
Recvd: 06/04/02 14:17 2pgs
Fees:13.00 Taxes:469.90

20020604-0067590

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 Virginia Ann Gollnitz, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Richard W. Lata, and wife, Barbara A. Lata, 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 the 11th Civil District of Davidson County, Tennessee, being part of an unrecorded tract shown on the Plan of Marthonna Subdivision, described as follows: Beginning on the easterly margin of Graycroft Road at the northwest corner of the property conveyed to Olga W. Davidson by deed from John A. Melford, Trustee, of record in Book 2453, Page 439, Register's Office for Davidson County, Tennessee; thence with Davidson's and Lawrence's northerly line, South 88 deg. 17' East 266.7 feet to the westerly line of Block "C" on the Map of Marthonna; thence with the westerly line of said Block, North 1 deg. 48' East 101.1 feet; thence North 88 deg. 17' West 268.4 feet to the easterly margin of Graycroft Road; thence with said Road, South 2 deg. 10' East 40.7 feet, continuing with said Road, South 2 deg. 42' West 60.5 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is property conveyed by Final Order Third Circuit Court of Davidson County, Tennessee, Number 88C-3448 to Metropolitan Government of Nashville and Davidson County, from Keith Leonard and wife, Shirelle L. Leonard, of record in Book 8463, Page 429, Register's Office for Davidson County, Tennessee as follows:

Temporary Construction Easement - Being a 5 foot wide strip of land lying adjacent to, parallel, and on the east side of the existing right-of-way line of South Graycroft Avenue for a distance of 101 feet and containing therein a area of 505 square feet.

Being the same property conveyed to Virginia Ann Gollnitz by deed of record in Book 10337, Page 495, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 127 South Graycroft Avenue, Madison TN 37115.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2002

Virginia Ann Gollnitz

State of Tennessee)
County of Davidson)

On this 31st day of May, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Virginia Ann Gollnitz , the bargainor(s), 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: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of May, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Richard W. Lata	Suntrust Bank	42-15-16
127 South Graycroft Avenue	201 Fourth Avenue N/7th Floor	
Madison, TN 37115	Nashville, TN 37219	