Return to:

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (gj) Title No: 41928
Dav. Co. File: Box 8

20-1-480

Davidson County DEEDWARR
Recvd: 06/21/02 12:18 2pgs
Fees:12.00 Taxes:0.00

20020621-0075092

Re-record in Davidson County

BK 2067 PG 494

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William J. Donatucci Sandra L. Donatucci 1041 Beech Tree Lane Brentwood, TN 37027	Wells Fargo Home Mortgage, Inc. P. O. Box 5137 Des Moines, IA 503065137

TAX MAP-PARCEL NUMBERS: 171-08-A-083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 249000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Luis A. Santiago and spouse, Kimberly C. Santiago,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Donatucci and spouse, Sandra L. Donatucci,** 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. 83 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, page 950, Register's Office for said County.

SAID Lot No. 83 fronts 77.96 feet on the easterly margin of Beech Tree Lane and extends back 139.14 feet on the southerly line and 125.64 feet on the northerly line to a broken line in the rear, measuring 106.87 feet thereon.

BEING the same property conveyed to Luis A. Santiago and wife, Kimberly C. Santiago by deed from Radnor Homes, Inc., of record in Book 8735, page 110, 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 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 950, said Register's Office, which Plan shows a 30 foot minimum building setback line from Beech Tree Lane together with a designated building site; and 15 foot easement for utility and drainage purposes along the westerly front line(s) and a 20 foot easement for public utility and drainage purposes along the rear line of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, Book 7897, page 576, Book 8313, page 932, Book 7565, page 57, Book 7637, page 925, Book 7824, page 254 as amended in Book 10775, page 37, 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: 1041 Beech Tree Lane, 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 this 25th day of September, 2000.

Luis A. Santiago

Kimberly C. Santiago

State of Tennessee
County of Williamson

On this 25th day of September, 2000, before me the undersigned authority, personally appeared **Luis A. Santiago** and **Kimberly C. Santiago**, 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:

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

Notary Public

State of Tennessee
County of Williamson

My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 249000.00

Kaye Jones
Affiant

Sworn and subscribed before me on the 25th day of September, 2000.

My Commission Expires: _____

Notary Public

WILLIAMSON COUNTY-STATE OF TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office, in Book 2067 **Page** 494
This 12 **day of** June **20** 02

SADIE WADE, Register of Deeds
By _____
Deputy Register

State of Tennessee, County of WILLIAMSON
Received for record the 19 day of
OCTOBER 2000 at 1:52 PM. (RECI# 389834)
Recorded in official records
Book 2067 pages 494- 495
Notebook 64 Page 470
State Tax $ 921.30 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 932.30.
Register of Deeds SADIE WADE
Deputy Register SUE WAY