PREPARED BY (AND RETURN TO):

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FILE BOX 45

Davidson County DEEDWARR
Recvd: 07/24/02 12:32 2pgs
Fees:13.00 Taxes:388.50
20020724-0088869

W & I Ref:(SK) Title No: 43621
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven A. Schwartz Kristie R. Schwartz 7034 Bonnavent Drive Hermitage, Tennessee 37076	SAME/NEW OWNER

TAX MAP-PARCEL NUMBERS: 074-08-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$105,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vincent P. Messina, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven A. Schwartz and Kristie R. Schwartz** 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. 773 on the Plan of Hermitage Hills, Section Seven of record in Book 3300, page 62 and 63, Register's Office for said County.

SAID Lot No. 773 fronts 79.0 feet on the broken northeasterly margin of Bonnavent Drive and extends back 227.28 feet on the northwesterly line 211.8 feet on the southeasterly line to a broken line in the rear, measuring 89.43 feet thereon.

BEING the same property conveyed to Vincent P. Messina by deed from Barcly Donaldson Rhea, Jr. and wife, Julie S. Rhea of record in Book 10226, page 150, Register's Office for Davidson County ,Tennessee.

Caterina Messina, spouse of Vincent P. Messina, joins in conveying any interest she might have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 62 and 63, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bonnavent Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 7034 Bonnavent Drive, Hermitage, Tennessee 37076

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 19th day of July, 2002.

Vincent P. Messina

Caterina Messina

State of TENNESSEE
County of DAVIDSON

On this 19th day of July, 2002 , before me the undersigned authority, personally appeared Vincent P. Messina , 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.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Sworn and subscribed before me this the 19th day of July, 2002

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY