BK/61

*State of Tennessee*
*County of Davidson*

The actual consideration or value, whichever is greater, for this transfer is $247,500.00

Subscribed and sworn to before me, this 26th day of August, 2002

Affiant

Notary Public

Commission Expires:

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

# *Warranty Deed*

*Prepared by*

**First National Financial**
**Title Services, Inc.**
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. NT1023

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO |
|---|---|
| **Phillip Steele**<br>**704 Postal Court**<br>**Brentwood, TN 37027** | **Same** |
| MAP & PARCEL NO. **171-08-0-A/099.00 CO** | |

Davidson County DEEDWARR
Recvd: 08/28/02 12:43 2pgs
Fees:13.00 Taxes:915.75

20020828-0104141

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Steven J. Hollander and wife, Cynthia B. Hollander**

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

**Phillip Steele, married**

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Williamson** County, State of Tennessee, more particularly described as follows:

**A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:**

**Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed unto Steven J. Hollander and wife, Cynthia B. Hollander, by Warranty Deed from Paul B. Zanaboni and wife, Ann M. Zanaboni, dated May 3, 2001, recorded May 21, 2001, in Instrument No. 200105210052295, of the Register's Office for Davidson County, Tennessee.**

THIS IS IMPROVED PROPERTY KNOWN AS: **704 Postal Court, Brentwood, TN 37027.00.**

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their 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 gender

Witness my hand this **August 26, 2002** .

**Steven J. Hollander, Grantor**

**Cynthia B. Hollander, Grantor**

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

~~XXXXXXXXXXXX~~

**STATE OF TENNESSEE**

~~**COUNTY OF DAVIDSON**~~

On this 26 day of August, 2002, before me personally appeared **Steven J. Hollander**, to me ~~known~~ ~~XXXXX~~ the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:

Notary Public

***State of Tennessee***
***County of Davidson***

On this 26th day of August, 2002, before me personally appeared **Cynthia B. Hollander**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal

My Commission Expires:

Notary Public

***Warranty Deed***

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CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

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