44
WETE

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Dean Madonia
314 Binkley Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:

MORTGAGEE:

MAP **147-2**
GROUP
PARCEL **62**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Annette B. Martin, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Dean Madonia**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 399 on the Plan of Section III, Caldwell Hall, of record in Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 399 fronts 85.00 feet on the easterly side of Binkley Drive and runs back between lines, 227.6 feet on the northerly line and 174.8 feet on the southerly line to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to Harold E. Martin* and wife, Annette B. Martin, by deed from Glenn E. Baxter and wife, Ruth E. Baxter, dated August 4, 1964, of record in Book 3798, page 39, Register's Office for Davidson County, Tennessee.

*The said Harold E. Martin having since died, the said property vests in Annette M. Martin as surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 314 Binkley Drive, Nashville, Tennessee 37211.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/30/02 12:30 2pgs
Fees:13.00 Taxes:606.43
20020830-0105475

WITNESS my hand this the 29th day of August, 2002.

Annette B. Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Annette B. Martin, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of August, 2002.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $163,900.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005