Davidson County DEEDWARR
Recvd: 09/11/02 10:06 4pgs
Fees:23.00 Taxes:347.80
20020911-0110492

206

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Jerry C. Harlan, and wife Wanda G. Harlan	New Owners	Map 042-11
613 Old HIckory Blvd W.		Parcel 69 - 72
Madison, TN 37115		11184
		26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Filbert J. Martocci, Jr., an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jerry C. Harlan and wife, Wanda G. Harlan** (The "Grantees"), their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This is improved property commonly known as **627, 631, 635 & unmarked lot on Old Hickory Blvd, Davidson County, Tennessee.**

This description is the same as was used in the last deeds of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years, and the following:
   Exceptions for Tract I:
   1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5599, page 979, said Register's Office.
   2. Easements of record in Book 4840, page 262, said Register's Office.

   Exceptions for Tract II:
   1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5599, page 970, said Register's Office.
   2. Easement of record in Book 4842, page 983, said Register's Office.

TRACT I

LAND in Davidson County, Tennessee, being Lots Nos. 23, 24, 25 and 26 of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof, made in December, 1937, by J.A. Mefford, Surveyor, as follows:

BEGINNING at a point, the southeast intersection of Old Hickory Boulevard and Ezell Road West; running thence with the south margin of Old Hickory Boulevard, South 85 deg. 57 min. East 100 feet to a point, the common corner of Lots Nos. 22 and 23 of said block; thence with the line between said Lots Nos. 22 and 23, South 2 deg. 58 min. West 248.3 feet to the north line of Lot No. 27 in said block; thence with the north line of said Lot No. 27, North 86 deg. 02 min. West 100 feet to a point in the east margin of Ezell Road, West at the common corner of Lots Nos. 26 and 27; thence with the east margin of Ezell Road West, north 2 deg. 58 min. east 250 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS that portion of Old Hickory Boulevard conveyed to the Metropolitan Government by instrument of record in Book 4840, page 262, said Register's Office.

Being the same property conveyed to FILBERT J. MARTOCCI, JR., by deed from RHONDA ANN MARTOCCI, of record in Book 11704, page 149 and by deed from ANNE GRANT HIGHT, of record in Book 6548, page 322, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lots Nos. 19, 20, 21 and 22 of Block "B" on the Map of Marthonna not of record, and described according to a survey made by J.A. Mefford, Surveyor, in December, 1937, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, 100 feet east of the easterly margin of Ezell Road, West at the corner of Lots Nos. 22 and 23; thence with the line between said lots, southerly parallel to the easterly line of Ezell Road West, 248.3 feet to the north line of Lot No. 27; thence with the north line of Lot 27, easterly 100 feet to the corner of Lots 18 and 19; thence with the line between said lots, northerly 246.6 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.

INCLUDED in the above described property but EXCLUDED therefom is a portion of the above described property having been conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 4842, page 983, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the south margin of Old Hickory Boulevard and the west boundary of the Billy Howell property; thence along the said west boundary South 1 deg. 04 min. west 21.0 feet to a point; thence North 87 deg. 59 min. West 100.0 feet to a point; thence North 1 deg. 04 min. East 21.0 feet to a point in the said south margin; thence along the said south margin eastwardly 100.0 feet to the point of beginning.

Being the same property conveyed to FILBERT J. MARTOCCI, JR., by deed from RHONDA ANN MARTOCCI, of record in Book 11704, page 145 and by deed from ROBERT E. FREELAND AND WIFE, KATHLEEN C. FREELAND, of record in Book 7592, page 21, said Register's Office.

Exceptions for Tract III:
1. Easement of record in Book 4847, page 539, said Register's Office.

Exceptions for Tract IV:
1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5599, page 994, said Register's Office.
2. Easement of record in Book 4927, page 736, said Register's Office.
3. Easement of record in Book 4840, page 158, as corrected in Book 5028, page 694, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $94,000.00.

Wanda G. Harlan
Affiant

Subscribed and sworn to before me this 12th day of August, 2002.

Barbara Kay
Notary Public

My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of August, 2002.

Filbert J. Martocci, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Filbert J. Martocci, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of **August,** 2002.

Notary Public

My Commission Expires: 05/28/03