Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, Tennessee 37212

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

ADDRESS NEW OWNER:
Steven C. Netherton
1003 Marilyn Drive
Nashville, Tennessee 37209

Davidson County DEEDWARR
Recvd: 10/11/02 11:40 2pgs
Fees:13.00 Taxes:284.90
20021011-0125085

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
National Bank of Commerce
115 29th Ave South
Nashville, TN 37212

MAP **91-6**
GROUP
PARCEL **54**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mildred Dennis Leone, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Steven C. Netherton and wife, Brenda C. Netherton**, hereinafter called the "GRANTEES", their 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. 12 of Map of West Park Subdivision, of record in Book 2331, page 17, 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. 12 fronts 50 feet on the westerly side of Marilyn Road and runs back between parallel lines, 175 feet to a dead line.
>
> Being the same property conveyed to Mildred Dennis Leone by deed from R.C. Sanders and wife, Catherine Sanders of record in Book 3819, page 660, Register's Office for Davidson County, Tennessee.

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 1003 Marilyn Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" 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 "GRANTEES", and their 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.

WITNESS my hand this the 26th day of September, 2002.

Mildred Dennis Leone

Mildred Dennis Leone

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mildred Dennis Leone**, 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 26th day of September, 2002.

M L Hickgotell

NOTARY PUBLIC

M L HICKGOTELL NOTARY PUBLIC AT LARGE WILLIAMSON TENN.

My Commission Expires: 8-14-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 77,000.00.

Shauna Daniels

AFFIANT

Subscribed and sworn to before me on this 26th day of September, 2002.

Michelle Marie Montague

NOTARY PUBLIC

My Commission Expires: 3-25-05

MICHELLE MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006