RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41531** **FILE BOX "7"**

Davidson County DEEDWARR
Recvd: 12/27/02 09:50 3pgs
Fees:18.00 Taxes:44.40

20021227-0159457

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$12,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **20TH DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 8-26-03

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **PEPITO SALCEDO**<br>**1044 Nesbitt Drive**<br>**Nashville, TN 37207** | **SAME** | **P/O 15-38** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, RICHARD J. VARNO and wife, DONNA VARNO**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEPITO SALCEDO and wife, ZENAROSA C. SALCEDO**

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:

**SEE ATTACHED LEGAL DESCRIPTION**

**BEING a portion of the property conveyed to Richard J. Varno and wife, Donna Varno by deed from Edward K. Williams, of record in Instrument Number 20000615, page 59789, Register's Office for Davidson County, Tennessee.**

**Unimproved (X)**
This is improved ( ) property, known as **Lot on Wilkinson Road, Joelton, Tennessee 37080**

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 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 genders.

**WITNESS OUR HANDS THIS 20TH DAY OF DECEMBER, 2002.**

**RICHARD J. VARNO**

Donna Varno

**DONNA VARNO**

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 RICHARD J. VARNO and wife, DONNA VARNO, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 2003

**RICHARD J. VARNO PROPERTY TRANSFER DESCRIPTION**
**TAX MAP 15, PORTION OF PARCEL 38**
**WILKINSON ROAD, DAVIDSON COUNTY, TN**

Beginning at an iron pin in the northeast margin of Wilkinson Road (twenty five from roadway centerline) located at the northwest corner of Tract No. 1 of the property conveyed to Keith Richardson and wife, Sallie Richardson, of record in Deed Book 8826, Page 349 of the Register's Office of Davidson County, Tennessee;

Thence, with the northeast margin of Wilkinson Road, North 28 degrees 33 minutes 40 seconds West, 327.32 feet to an iron pin;

Thence, along a curve to the left with a central angle of 3 degrees 30 minutes 42 seconds, and a radius of 800.00 feet, a distance of 49.03 feet to an iron pin;

Thence, North 32 degrees 04 minutes 22 seconds West, 123.65 to an iron pin;

Thence, leaving the northeast margin of Wilkinson Road, North 57 degrees 55 minutes 38 seconds East, 76.14 to an iron pin, said iron pin being located in the west margin of the property conveyed to Zenarosa C. Salcedo and husband, Pepito Y. Salcedo, of record in Deed Book 8426, Page 078, of the Register's Office of Davidson County, Tennessee;

Thence, with the Salcedo's west margin, South 36 degrees 32 minutes 32 seconds East, 212.50 to a point;

Thence, South 36 degrees 15 minutes 19 seconds East, 238.87 to a point;

Thence, South 20 degrees 15 minutes 24 seconds West, 124.15 to a point in the center of Sulfur Creek, said point being located in the north margin of the Richardson's property;

Thence, leaving the west margin of the Salcedo property, with the north margin of the Richardson's property, North degrees 83 minutes 32 seconds 29 degrees West, 42.70 feet to the point of beginning, containing 50,588 square feet, (1.161 acres).

Being a portion of the property conveyed to Richard J. Varno and wife, Donna Varno, of record in Instrument 20000615, Page 59789, of the Register's Office of Davidson County, Tennessee.

**SHARONDALE SURVEYING CO., INC.** Land Surveying - GPS Services
2110 Blair Boulevard, Suite 100, Nashville, TN 37212
(615) 383-6300 Fax (615) 383-6341