Davidson County DEEDWARR
Recvd: 01/07/03 11:57 2pgs
Fees:13.00 Taxes:592.00
20030107-0002602

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19695**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 27th day of DECEMBER, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner: **VICTORIA ANN MARCHETTI** **1029 PERCY WARNER BLVD.** **NASHVILLE, TN 37205**	**Send Tax Bills To:** **PREMIER BANK OF BRENTWOOD** **5217 MARYLAND WAY** **BRENTWOOD, TN 37027**	**Tax Information:** **MAP 129-8** **PAR 51** **FB DZ36057**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVEN CHARLES LAND, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF HELEN MARIE COLBERT LAND ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to VICTORIA ANN MARCHETTI, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1029 PERCY WARNER BLVD., NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of DECEMBER, 2002.

STEVEN CHARLES LAND, DEVISEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVEN CHARLES LAND, DEVISEE , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of DECEMBER, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Section 1 Warner Park Valley, as of record in Plat Book 3600, pages 12 to 14, amended in Book 3702, page 465, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles V. Land and wife, Helen Land by deed from Pete P. Castagno and wife, Rosalie L. Castagno of record in Book 4086, page 588, said Register's Office. Charles V. Land has since died. Helen C. Land has subsequently died and devised said property to Steven Charles Land by Will of record in Will Book 4523/834945, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 3600, pages 12 thru 14, amended in Book 3702, page 465, said Register's Office.