Realty Title 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Alan Sarna
Affiant

Subscribed and sworn to before me, this 18th day of March, 2003.

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

Notary Public
My commission expires: 03/28/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alan Sarna 2210 Weona Drive Nashville TN 37214	New Owner	084-10-0-013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jay R. Wilfong, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alan Sarna, hereinafter called the Grantees, their successors 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 part of Lot 64 on the Map of Maplecrest as of record in Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 55 feet on the north side of Weona Drive and runs back between lines 360 feet on the east line and 278 feet on the west line to a dead line in the rear, which is the right of way line to the Tennessee Central Railroad, on which it measures 160 feet.

EXCLUDED from this conveyance is a portion of Lot No. 64 conveyed in Instrument Number 20020628-0078318 and 20020821-0101107, said Register's Office and described as follows: Beginning at the point of intersection of the existing south margin of Nashville & Eastern Railroad and the east boundary of the Johnny R. Crumby Jr. and Stacy C. Clinkenbeard, unmarried, property; thence with said existing margin having 1382.39 feet radius curve right and easterly 160.17 ft. to a point; thence with the west boundary of the Cathy Lynn Payne property S 13° 41' 57" W 70.45 ft to a point; thence with the proposed south margin of said railroad having a 2794.79 ft. radius curve left and westerly 141.01 ft. to a point; thence with said east boundary N 01° 12' W 62.04 ft. to the point of beginning.

Being the same property conveyed to Jay R. Wilfong by deed from Shannon Lee Allen, as Executrix for the estate of Virginia Ruth Scalf, and as an individual and Shane Ray Scalf, of record in Instrument 20020813-0097971, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2210 Weona Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/20/03 09:59 2pgs
Fees:13.00 Taxes:369.63
20030320-0036764

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 my hand this 15th day of March, 2003.

Jay R. Wilfong

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jay R. Wilfong, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of March, 2003.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.