Davidson County DEEDWARR
Recvd: 01/07/04 12:50 2pgs
Fees:13.00 Taxes:461.58
20040107-0002657

Warranty Deed

THIS INDENTURE, made and entered into this 4th day of December 2003

by and between Edith C. Gerardine , unmarried

of the first part, and Tomcallis Aliugo and wife, Monica Aliugo

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Hermitage County of Davidson State of TN

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 699 on the plan of Hermitage Hills, Section Seven, of record in Plan Book 3300, Pages 62 and 63, Register's Office for said County.

SAID Lot No. 699 fronts 80.0 feet on the Southerly margin of Bonnavue Drive and extends back 115.6 feet on the Easterly line and 147.5 feet on the Westerly line to a broken line in the rear, measuring 123.48 feet thereon.

Being the same property conveyed to Donald L. Gerardine and wife, Edith C. Gerardine, herein by Warranty Deed dated May 19, 1975 filed for record May 19, 1975 in Book 4914, Page 94, in the Register's Office of Davidson County, Tennessee. Donald L. Gerardine died in Davidson County, Tennessee on or about 7/16/90.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2004 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3300, Pages 62 and 63, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Edith C. Gerardine

Edith C. Gerardine

_____

_____

_____

_____

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, JOSHUA R. HOPKINS, a Notary Public of said County and State, Edith C. Gerardine, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that S he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2003.

Notary Public

My Commission Expires 30 day of JULY, 2006.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF SHELBY

On this _____ day of _____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20031201/JRH
Parcel Number: 075-05-0-017.00

(FOR RECORDING DATA ONLY)

Property address 303 Bonnavue Dr.
Hermitage, TN 37076
Mail tax bills to: (Person or Agency responsible for payment of taxes)
Guaranty Trust Company
640 Broadmor Boulevard Ste 100
Murfreesboro, TN 37129

This instrument prepared by:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 124,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tomcallis Aliugo
Affiant

Subscribed and sworn to before me this 4th day of December, 2003

Notary Public

My Commission Expires: 7-30-06

Return to:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

Property Owner's Name and Address
Tomcallis Aliugo
Monica Aliugo
303 Bonnavue Dr.
Hermitage, TN 37076