Davidson County DEEDWARR
Recvd: 01/08/04 11:02 3pgs
Fees:18.00 Taxes:301.70
20040108-0003140

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Louis Amantea, III and wife, Lolita Amantea
2801 Glenoaks Drive
Nashville, Tennessee 37214

SEND TAX BILLS:
To New Owners

MORTGAGEE:
Charles E. Linville, III etux
2877 E. Division Street
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 085-01-0
Group
Parcel 8.00

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 of which is hereby acknowledged, we, ***Charles E. Linville, III and wife, Brenda Jo Linville***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***Louis Amantea, III and wife, Lolita Amantea***, 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:

Being Lot No. 23 on the Map of Section I, McGavock Heights, of record in Book 2330, page 70, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Glenoaks at the common corner of Lots 22 and 23; thence northerly along the east margin of Glenoaks 110 feet to the southwest corner of a "Reserved" lot; thence easterly with the line between said "Reserved" lot, and Lot 23, 208.8 feet to a point; thence South 83 degrees 30 minutes East 143.6 feet to a point; thence along the rear of Lot 23, South 16 degrees East 72.25 feet to the corner of Lots 22 and 23; thence westerly with the line between said lots, 338.4 feet to the point of beginning.

Being the same property conveyed to Charles E. Linville, III and wife, Brenda Jo Linville by deed from Gail Lynne Rhine and wife, Linda Louise Rhine, dated July 13, 1972, as of record in Book 4618, page 711, Register's Office for Davidson County, Tennessee.

This is improved property known as 2801 Glenoaks Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal. This conveyance is further made subject to easements of record in Book 2330, page 70, and in Book 5622, page 897, Register's Office for Davidson County, Tennessee, to which instruments reference is here made for a more complete and detailed description thereof.

Real property taxes for 2003 have been settled between the parties. Real property taxes for 2004 and subsequent years are the responsibility of the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis Amantea, III and wife, Lolita Amantea, their heirs and assigns, forever; and we, Charles E. Linville, III and wife, Brenda Jo Linville 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of December, 2003.

Charles E. Linville, III

Brenda Jo Linville

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Charles E. Linville, III and wife, Brenda Jo Linville***, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 23rd day of December, 2003.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12-15-2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 81,541.16

Louis Amanda III
AFFIANT

Subscribed and sworn to before me
this 23rd day of December, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12-15-2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE