Davidson County DEEDWARR
Recvd: 09/30/04 10:54 2pgs
Fees:13.00 Taxes:499.50

20040930-0117786

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04839

WARRANTY DEED

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES:
JAN. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00 Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of August, 2004
Notary Public
MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony D. Rea **3100 Lumberjack Drive** **Nashville, TN 37214**	same	**108-08-0 018.00**

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,

Jonathan A. Santarsiero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony D. Rea

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:

Land situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

Lot No. 177 on the Plan of Larchwood, Section 2, according to survey and plat of record in Plat Book 5200, Pages 57, 58, and 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Jonathan A. Santarsiero, a single man, by Quitclaim Deed from Robert A. Hackney, a single man, and Robert E. Lair, a single mane, as joint tenants with right of survivorship, dated March 10, 2004 and recorded March 31, 2004 in Instrument No. 20040331-0036417, and being the same property previously conveyed to Robert A. Hackney and Robert E. Lair, both unmarried, as joint tenants with the right of survivorship, by Quitclaim Deed from Robert Hackney, unmarried, dated August 1, 2000, and recorded August 3, 2000, in Instrument No. 200008030076965, and previously conveyed to Robert A. Hackney, by Warranty Deed from Richard C. Hartman, unmarried, dated July 11, 2000, and recorded July 24, 2000, in Instrument No. 200007240072711, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 5479, Page 443, Book 5681, page 532, and Book 5688, page 696; and the Plan of Record in Book 5200, page 57-59; land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority, restrictions, easements and matters appearing on the plat of otherwise common to the subdivision, public utility easements of record, Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3100 Lumberjack 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 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 26th day of August, 2004.

Jonathan A. Santarsiero by Linda B. Clarkston atty in fact
Jonathan A. Santarsiero

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 26th day of August, 2004, before me personally appeared **Linda Blackstone** to me known to be the person who executed the foregoing instrument in behalf of **Jonathan A. Santarsiero** as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Jonathan A. Santarsiero**.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of August, 2004.

My commission expires: _____

Notary Public

PAMELA B. MATHENEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES NOV 21 2004