Davidson County DEEDWARR
Recvd: 11/19/04 12:17 2pgs
Fees:13.00 Taxes:444.00

20041119-0139123

WARRANTY DEED

G-REMAX-04-508

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Larry Prater
Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Prater	LARRY PRATER (NAME)	
508 Sandy Cove	3208 THOROUGHBRED DR.	53-12-231
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	HERMITAGE TN. 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA C. COSTELLO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY PRATER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8, The Villas of Lakemeade Development, as shown of record in Plat Book 7900, page 530, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southern right-of-way of Lakeshore Drive (formerly Pitts Avenue) at the northeast corner of property conveyed to Gulfpointe Development, Inc. as of record in Deed Book 7604, Page 125, R.O.D.C., TN; thence leaving said right-of-way and following the westerly line of said Gulfpointe Development, Inc. property, also being the easterly boundary of Old Hickory Lake, South 46 degrees, 41 minutes, 39 seconds West 133.43 feet to a point; said point being the northeast corner of proposed Lot 8 and the point of commencement of the herein described property; thence, leaving said lake boundary, and following the easterly line of proposed Lot 8, south 43 degrees, 11 minutes, 40 seconds east 109.98 feet to a point; said point being on the northern right-of-way of proposed Lakemeade Drive; thence, following said proposed northern right-of-way with a curve to the right having a central angle of 01 degrees, 30 minutes, 43 seconds, a radius of 1480.00 feet, an arc length of 39.05 feet, and a chord bearing and length of south 47 degrees, 33 minutes, 42 seconds west 39.05 feet to a point; thence, with a curve to the right having a central angle of 18 degrees, 53 minutes, 11 seconds, a radius of 100.00 feet, an arc length of 32.96 feet, and a chord bearing and length of south 57 degrees, 45 minutes, 39 seconds west 32.81 feet to a point, said point being the southwest corner of proposed Lot 8; thence, leaving said proposed right-of-way and following the westerly line of proposed Lot 8, north 40 degrees, 25 minutes, 30 seconds west 94.60 feet to a point, said point being on the aforementioned lake boundary; thence, following said lake boundary north 36 degrees, 56 minutes, 39 seconds east 50.87 feet to a point; thence, continuing with the same north 46 degrees, 41 minutes, 39 seconds east 16.58 feet to the point of commencement.

Being the same property conveyed to Sandra C. Costello by Quitclaim Deed from Ellen Coleman recorded simultaneously herewith in Instrument No. 20041119-0139121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 530; Book 10693, page 718 and Book 9961, page 658, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 508 Sandy Cove, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of November, 2004.

Sandra C. Costello by Mary Frances Reed, Attorney in fact
Sandra C. Costello

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Sandra C. Costello~~*, 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/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2004.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)

* Mary Frances Rudy, attorney-in-fact for Sandra C. Costello

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903