Sidwell

* Re-Record in correct County *

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of January, 2005.

Notary Public

My Commission Expires: 11-17-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/22/05 14:55 3 pgs
Fees:17.00 Taxes:0.00
20050222-0019288

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joe Certo and Teresa Certo
5013 Edmondson Pike
Nashville, Tennessee 37211

SEND TAX BILLS TO:
5860 Cane Ridge Road
Antioch, TN 37013

MAP-PARCEL NUMBERS:
147-06-00219.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carole Hayner Adkins, married *** hereinafter referred to as Grantors, hereby transfers and conveys to **Joe Certo and wife, Teresa Certo** hereinafter referred to as 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. 266 on the Plan of Caldwell Country Estates, Section5, of record in Book 3300, page 16, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point on the northwesterly margin of Edmondson Pike, the same being a common corner of Lots 266 and 304; thence northwesterly with the dividing line between said lots, 134.9 feet to a concrete monument; thence southeastwardly with the dividing line between lots 266 and 267, 134.7 feet to a point in the southwesterly margin of Suter Drive; thence with said margin of said Drive, southeastwardly 51.9 feet to a concrete monument and continuing with said margin of said Drive 63.1 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the northwesterly margin of Edmondson Pike; thence with said margin of said Pike, southwesterly 113 feet to the point of beginning.

Included in the description but excluded from this conveyance is the following:

Beginning at a point, said point being southern property line and 25 feet from the centerline of Edmonson Pike; thence along said property line North 49 degrees 22 minutes West for 5 feet to a point; thence North 40 degrees 38 minutes East for 108

feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point on the southern right - of - way line of Sutter Drive; thence along said right - of - way line South 49 degrees 22 minutes East for 10 feet to a point; thence along a curve to the right of radius 25 feet for 39.27 feet to a point on the existing right - of - way line of Edmonson Pike 25 feet fron the center line; thence along said right -of - way line for 113 feet to the point of beginning and containing an area of 749.02 square feet more or less.

This Warranty Deed was conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7334, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Hayner and wife, Carole B. Hayner by Warranty Deed from Hollis Russell Flanagan, Jr. and wife, Janet F. Flanagan of record in Book 4412, page 78, Register's Office for Davidson County, Tennessee.

James L. Hayner is deceased.

*Carole B. Hayner has since remarried and is now known as Carole Hayner Adkins.

Said property is not used as marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to Exclusion of record in Book 7334, Page 13, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5013 Edmondson Pike, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 25th day of January, 2005.

Carole Hayner Adkins

Carole Hayner Adkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carole Hayner Adkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2005.

Notary Public

My Commission Expires: 11/2008

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BK/PG:3464/270-272

05003808

DEED	
01/27/2005	09:26 AM
BATCH	38149
MTG TAX	0.00
TRN TAX	340.40
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	358.40

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS