FILE BOX "7"

Davidson County DEEDWARR
Recvd: 03/30/05 15:54 2 pgs
Fees:13.00 Taxes:1313.50
20050330-0034748

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Sara D. Duggan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel W. Reinker	PrimeTrust Bank	104-15-73
2502 Sunset Place	P. O. Box 210618	
Nashville, TN, 37212	Nashville, TN 37221	

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, I/WE,

Sara D. Nolan nka Sara D. Duggan AND HUSBAND, MARTIN JOSEPH DUGGAN

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

Daniel W. Reinker and Sarah J. Cote

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 in Davidson County, Tennessee, being the westerly 40.9 feet of Lot #29 on the Map of Sunset Park of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot #29 fronts 40.9 feet on the northerly side of Turner Ave. or Sunset Avenue, formerly B-Street, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Albert Anthony Nolan and wife, Sara D. Nolan, by Quitclaim Deed from Albert Anthony Nolan of record in Book 10030, Page 113; by Quitclaim Deed from Vicky D. Nolan to Albert Anthony Nolan of record in Book 9432, Page 549; and by Warranty Deed from Patrick J. Nolan, III, William T. Nolan, Albert A. Nolan, JoAnn Nolan Batson, Mary Margaret Nolan, unmarried, and Jean Marie Nolan Baltz of record in Book 7022, Page 392, Register's Office for Davidson County, Tennessee. Said Albert Anthony Nolan has since died.

Unimproved ( )
This is improved (X) property known as 2502 Sunset Place, Nashville, TN 37212

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 my/our hand(s) this 25th day of March, 2005

Sara D. Duggan

MARTIN JOSEPH DUGGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sara D. Duggan, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2005

Notary Public

My Commission Expires: 7/29/2006

