20003

WARRANTY DEED

G-KW-05-2111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Bobbie Cooper
Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

STEPHANIE G. PORTER NOTARY PUBLIC AT LARGE TENN. ILLINOIS ROBERTSON

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
Chadrick T. Martin	Franklin American National Bank (NAME)	
2111 Sunset Place	501 Corporate Centre Drive, Ste 400 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	104-15-251

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 JOSEPH GASPAR DEGAETANO AND WIFE, HEATHER DEGAETANO FOMERLY KNOWN AS HEATHER VICTORIA BELIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHADRICK T. MARTIN, UNMARRIED, 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, TN, BEING LOT NO. 23 AND THE EASTERLY HALF OF LOT NO. 24 ON THE MAP OF LINDEN PLACE, OF RECORD IN BOOK 547, PAGES 121 AND 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

SAID LOT NO. 23 AND PART OF LOT NO. 24 ADJOIN AND FRONT TOGETHER 112.95 FEET ON THE SOUTHERLY SIDE OF LINDEN PLACE AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET ON THE EAST LINE OF LOT NO. 23 AND 185 FEET, MORE OR LESS, ON THE WESTERLY LINE OF PART OF LOT NO. 24 TO A DEAD LINE OF WHICH THEY MEASURE 112.5 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH GASPAR DEGAETANO AND HEATHER VICTORIA BELIN K/N/A HEATHER DEGAETANO BY WARRANTY DEED FROM MARK S. MILLER AND WIFE, LAURA L. MILLER, RECORDED THE 1ST DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010801-0081568, IN THE REGISTER'S OFFICE OF 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 547, page 121 and 122; Book 1174, page 279 and Book 11491, page 469, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2111 Sunset Place, Nashville, Tennessee 37212
(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 31st day of March, 2005.

Joseph Gaspar DeGaetano

Heather DeGaetano

Davidson County DEEDWARR
Recvd: 04/01/05 15:13 2 pgs
Fees:13.00 Taxes:1147.00

20050401-0035769

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Gaspar DeGaetano and Heather DeGaetano, 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 31st day of March, 2005.

Mary Frances Ruay
Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903