03

Nelty Title Box 48-D

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Wilburn Ray Adams**
**2108 Argo Place**
**Nashville, Tennessee 37211**

**SEND TAX BILL TO:**
New Owner

**MORTGAGEE:**
Citizens Bank
P.O. Box 195
Carthage, TN 37030

Davidson County DEEDWARR
Recvd: 12/18/06 08:10 2 pgs
Fees:13.00 Taxes:987.90
20061218-0155096

| | |
|---|---|
| **MAP** | **172-15** |
| **GROUP** | **A** |
| **PARCEL** | **206** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William Joseph Catino and Rose Marie Kozlik,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Wilburn Ray Adams and wife Peggy Adams**, 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 Lot No. 155 on the Plan of Section Eleven, Holt Woods, of record in Plat Book 9700, page 408, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Angela C. Catino and husband William M. Catino by deed from Claridge Builders Co., LLC of record in Book 10682, page 601, Register's Office for Davidson County, Tennessee. William M. Catino has predeceased his wife, and Angela C. Catino is now deceased. By virtue of Order to Probate Will to Facilitate Establishing Muniment of Title to Real Estate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 06P1643, and recorded in the Register of Deeds Office, Davidson County, Tennessee, Instr. #20061023-0131223, and the Last Will and Testament of Angela Corrine Catino, deceased, a certified copy of which is recorded as Instr. #20061023-0131224 in the Register of Deeds Office, Davidson County, Tennessee, title is vested in William Joseph Catino and Rose Marie Kozlik.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2108 Argo Place, 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **7th** day of **December, 2006.**

**William Joseph Catino**

**Rose Marie Kozlik**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Joseph Catino and Rose Marie Kozlik**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of December, 2006.

~~Thomas I. Botterff~~
NOTARY PUBLIC

M. L. HICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

8-9-09
My Commission Expires: 1~~/10/2010~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $267,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of December, 2006.

Karen Colbert

~~Thomas I. Botterff~~
NOTARY PUBLIC

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

7/24/2010
My Commission Expires: 1~~/10/2010~~