WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September, 2008

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Fox	SAME AS NEW OWNERS	MAP & PARCEL
(NAME)	(NAME)	
708 Lawerence Street		04415004100
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John Romanelli and Phyllis Jean Van Benschoten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Fox and wife, Jan Fox

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:

Being Land in Davidson County, Tennessee, being Lot No. 126, of Section "A" on the Plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 55 feet on the westerly margin of Lawrence Street and runs back between parallel lines 87.2 feet to a dead line.

Being the same property conveyed to John Romanelli and Phyllis Jean Van Benschoten from Jean G. Romanelli by Quit Claim Deed of record as Instrument Number 20010423-0040027, Register's Office for Davidson County, Tennessee. The said Jean G. Romanelli having retained a life estate interest. The said Jean G. Romanelli having since died on October 8, 2007. The said Jean G. Romanelli having since died on October 8, 2007.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, ALSO SUBJECT TO the Plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

Davidson County DEEDWARR
Recvd: 09/29/08 14:31 2 pgs
Fees:13.00 Taxes:335.59
20080929-0098763

unimproved ( )
This is improved (X) property, known as 708 Lawerence Street, Old Hickory, TN 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 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 our hand s this 25th day of September 2008

John Romanelli

John Romanelli

Phyllis Jean Van Benschoten By: John Romanelli' attorney-in-fact

Phyllis Jean Van Benschoten

John Romanelli
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Romanelli ~~and Phyllis Jean Van Boeschoten~~

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of September, 2008.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

On this the 25th day of September, 2008, before me personally John Romanelli, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Phyllis Jean Van Boeschoten, and acknowledged that he executed the same as the free act and deed of Phyllis Jean Van Boeschoten.

Witness my hand and offical seal at office at Madison, Tennessee, this the 25th day of September, 2008.

My commission expires: 3/20/10

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY