File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #00-7-9-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAN WAGGONER (NAME)	"NEW OWNER" (NAME)	MAP 131-06-0-H
448 Cumberland Place (ADDRESS)	(ADDRESS)	PARCEL 052CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #07DA-93309

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, MISCHELE A. GRANATO AND HUSBAND, ANTHONY T. GRANATO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAN WAGGONER, (UNMARRIED)

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. 56 on the Plan of Village of Cherry Glen, Phase 3, a Planned Unit Development, as of record in Book 9700, Page 451, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mischele A. Granato and spouse, Anthony T. Granato, by Deed from Gianikas Contractors, Inc., a Corporation, of record in Book 11204, Page 255, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Village of Cherry Glen, of record in Book 9882, Page 739, and as amended in Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, and Book 11323, Page 247, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Mischele A. Granato and husband, Anthony T. Granato pursuant to a Power of Attorney executed by same on the 11th day of July, 2000, and being filed for record simultaneously herewith.

The said Mischele A. Granato being one and the same person as Mischelle A. Granato; and Anthony T. Granato being one and the same person as T. Anthony Granato.

Instr:200007170070305 Page: 1 OF 2
REC'D FOR REC 07/17/2000 2:09:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1147.00

unimproved ( )
This is improved (X) property, known as 448 Cumberland Place, Nashville, TN 37215
(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 14th day of July 2000

MISCHELE A. GRANATO
By: Mischele A. Granato
Robert Stalcup, Attorney-in-fact
ANTHONY T. GRANATO
By: Anthony T. Granato
Robert Stalcup, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

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)
COUNTY OF DAVIDSON)

On this 14th day of July, 2000, before me personally appeared Robert Stalcup, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Mischele A. Grantao and husband, Anthony T. Granato, and acknowledged that he executed the same as the free act and deed of the said Mischele A. Grantao and husband, Anthony T. Granato.

_____
Notary Public

My Commission Expires: May 28, 2003

