WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/01 14:49 2pgs
Fees:11.00 Taxes:584.23

20010312-0023510

My Commission Expires JULY 24, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,900.00

Dean B Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Co., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean B. Mazzanti (NAME)	Pulte Mortgage Corporation (NAME)	MAP 83-5
1111 Calvin Avenue (ADDRESS)	7475 South Joliet Street (ADDRESS)	PARCEL 223.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Englewood, CO 80112 (CITY) (STATE) (ZIP)	FB#23W 08925

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, Thomas D. Malin, Jr. and wife, Michelle D. Malin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dean B. Mazzanti and wife, Barbara L. Mazzanti

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 Lot No. 6 on the Map of F.O. Beasley'a Addition to East Nashville as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 50.0 feet on the north side of Calvin Avenue and runs back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to Thomas D. Malin, Jr., unmarried, by deed from Andrew P. Smith adn Deborah M. Cagle, both unmarried of record in Book 11140, page 922, Register's Office, Davidson County, Tennessee.

Michelle D. Malin herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ( )
This is improved (X) property, known as 1111 Calvin Avenue, Nashville, Tennessee 37206
(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 ~~my~~ our hands this 9th day of March, 2001

Thomas D. Malin, Jr.

Michelle D. Malin

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 Thomas D. Malin, Jr. and wife, Michelle D. Malin

the bargainor ________, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at XXXXXXXXXXXle Nashville, Tennessee, this 9th day of March, 2001.

Commission expires ________________ ________________ Notary Public

My Commission Expires JULY 24, 2004

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