WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/02 08:32 2pgs
Fees:13.00 Taxes:628.63

20020107-0001848

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 07/30/2005

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Abruzzo (NAME)	NEW OWNER (NAME)	128 3 B 11.00CO
640 Williamsport Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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, Janet C. Winn and husband, Joshua N. Winn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Abruzzo and wife, Kathleen M. Abruzzo

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. 11 on the Plan of Williamsport Subdivision, Section One, of record in Book 7900, pages 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Janet C. Winn and husband, Joshua N. Winn, by deed from Dale L. Prince, married, of record in Book 11067, page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions, and Restrictions of record in Book 9144, page 703; Charter of record in Book 9144, page 697; Plan of record in Book 7900, page 628 and 629; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 640 Williamsport Court, Nashville, TN 37221
(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 26th day of December, 2001

Janet C. Winn

Janet C. Winn

Joshua N. Winn

Joshua N. Winn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet C. Winn and husband, Joshua N. Winn

the bargainor s, with whom I am personally acquainted or proved 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 Brentwood, Tennessee, this 26th day of December, 2001.

Commission expires 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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 07/30/2005

My commission expires _____

_____
Notary Public