Davidson County DEEDWARR
Recvd: 09/06/02 12:46 2pgs
Fees:13.00 Taxes:610.50

20020906-0108342

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **SP41221**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$165,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **29TH DAY OF AUGUST, 2002.**

Notary Public

MY COMMISSION EXPIRES:

TAMMY I. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
RHONDA PARMAN

SEND TAX BILLS TO: **MY COMMISSION EXPIRES: JANUARY 25, 2003**

MAP PARCEL

FOR AND IN 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 **I, CARL MASSARO**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHONDA PARMAN**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of B. F. Shields Heir's Subdivision, of record in Book 57, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50.30 feet on the east side of Villa Place, and extends back between parallel lines 140.60 feet to an alley.

Being the same property conveyed to Carl Massaro by deed from James Council, unmarried, of record in Book 8991, page 86, Register's Office for Davidson County, Tennessee. The said Lori L. Evans, wife of Carl Massaro, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )

This is improved (X) property, known as **1004 Villa Place, Nashville, Tennessee 37212**
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 HANDS THIS 29th DAY OF AUGUST, 2002.

CARL MASSARO

LORI L. EVANS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of August, 2002, before me personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument in behalf of CARL MASSARO and wife, LORI L. EVANS, as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said CARL MASSARO and wife, LORI L. EVANS, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of August, 2002.

Janet S. Davis

NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.