Davidson County DEEDWARR
Recvd: 12/19/02 09:07 2pgs
Fees:13.00 Taxes:447.70

20021219-0156646

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES:
MAY 15, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00.

Danielle Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Baker Pass and Lawrence J. Pass and Minna Cook Gioia and Bradford Gioia	National City Mortgage	Map: 118-1-317
(NAME) 913 Montrose Ave.	(NAME) 545 Mainstream Drive	
(ADDRESS) Nashville TN 37204	(ADDRESS) Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DALE E. NERGENAH, UNMARRIED hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JAN BAKER PASS AND LAWRENCE J. PASS, HUSBAND AND WIFE AND MINNA COOK GIOIA AND BRADFORD GIOIA, HUSBAND AND WIFE 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 all of Lot No. 149, on the plan of Montrose Place, as shown by plat appearing of record in Plat Book 57, Page 93, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dale E. Nergenah by Warranty Deed of record in Book 10489, Page 27 and pursuant to Final Decree of Divorce of record in Instrument No. 200204160046757 to Dale Eugene Nergenah and to Dale Eugene Nergenah from Rebecca Anne Nergenah by Quitclaim Deed record in Instrument No. 200003030021505, said Register's Office.

This conveyance is subject to the following:
Any and all matters as shown on plat of record in Plat Book 57, page 93; in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 913 Montrose Ave., Nashville, TN 37204
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 26th day of November, 2002.

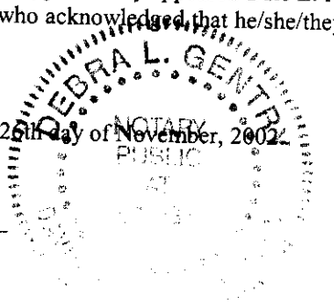
Dale E. Nergenah

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Dale E. Nergenah who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of November, 2002.



Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129