Return to: File Box 9-B
First Title & Escrow Co., Inc.
220032

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Caeser Cirigliano
736 Old Hickory Boulevard
Nashville, TN 37209

SEND TAX BILL TO:
Mortgagee

MAP **114**
GROUP
PARCEL **132**

MORTGAGEE:
SUNTRUST MORTGAGE, INC.
201 Fourth Ave., N.
Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kenneth Jay Mitteldorf and spouse, Jo Anne Mitteldorf and Marian I. Conn** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Caeser A. Cirigliano and wife, Wendy L. Cirigliano**, hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Exhibit A

Being the same property conveyed to Kenneth Jay Mitteldorf and spouse, Jo Anne Mitteldorf and Marian I. Conn by deed from Jacquelyn Laverne Ballard, Cindy Ballard Darby, Earl Franklin Ballard, Jr., and Mindy Ann Ballard, as devisees under the will of Nina Laverne Turner of record in Book 9416, page 488, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 736 Old Hickory Blvd., Nashville, Tennessee 37209.

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", its successors and assigns, forever, and, GRANTORS do 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/10/03 08:07 3pgs
Fees:18.00 Taxes:473.23
20030310-0030704

WITNESS our hands this the 27th day of February, 2003.

Kenneth Jay Mitteldorf

Jo Anne Mitteldorf

Marian I. Conn by Jo Anne Mitteldorf POA
Marian I. Conn, by Jo Anne Mitteldorf, as attorney-in fact

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth Jay Mitteldorf and spouse, Jo Anne Mitteldorf**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: Nov 15, 2003

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jo Anne Mitteldorf**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact for **Marian I. Conn**, and that as said attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Marian I. Conn** as her free act and deed.

WITNESS my hand and official seal this 27th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: Nov 15, 2003

STATE OF ~~TENNESSEE~~ SC)
COUNTY OF ~~WILLIAMSON~~ Charleston)

The actual value or consideration, whichever is greater, for this transfer is $127,900.00

AFFIANT

Subscribed and sworn to before me on this 27th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: Nov 15, 2003

Exhibit A

LAND in Davidson County, Tennessee, being a tract of land out of Tract No. 3 as willed to Emma D. Sloan in Will Book No. 60, page 140, and by deed of record in Book 1302, page 426, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the easterly margin of the Old Hickory Blvd. 225 feet south of the southeast corner of said Old Hickory Blvd. and Old Charlotte Pike; thence southerly along the easterly margin of said Blvd. 225 feet to a point; thence at right angles easterly 300 feet to a point in the center of a 20-foot easement reserved for Public Utilities; thence at right angles northerly 225 feet to a point, the southeast corner of a tract conveyed to Jesse C. Wakefield and wife, thence at right angles westerly along the southerly margin of the Wakefield Tract 300 feet to the Old Hickory Blvd., the point of beginning.

Borrower by deed from Jacquelyn Laverne Ballard, Cindy Ballard Darby, Earl Franklin Ballard, Jr., and Mindy Ann Ballard, which is being placed of record immediately prior hereto.