Return To:
First Title & Escrow
File Box 9B
#20447

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/30/03 08:48 2pgs
Fees:13.00 Taxes:1124.80
20030530-0072940

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***304,000.00.

Affiant

Subscribed and sworn to before me this 29TH day of April, 2003.

Notary Public

My Commission Expires: 9/30/06

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires SEPT 30, 2006

ADDRESS OF NEW OWNER

ADIN LARA
4728 Benton Smith Road
Nashville, Tennessee 37215

SEND TAX BILLS TO

NEW OWNER

MAP PARCEL NOS.

MAP 181-14
PARCEL 79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FOUR THOUSAND AND 00/100 DOLLARS ($***3O4,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, MARCUS F. SCIADINI, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ADIN LARA and wife, KRISTIN S. LARA, (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. 344 on the Plan of Seven Hills, Section VIII, of record in Plat Book 3300, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 344 fronts 189.1 feet on the southerly margin of Benton Smith Road and extends back 257.0 feet on the westerly line and 250.0 feet on the easterly line to a dead line in the rear, measuring 159.3 feet thereon.

BEING the same property conveyed to Marcus F. Sciadini and spouse, Lorraine C. Sciadini, by deed from Shirley C. Perkins, married, of record as Instrument No. 200007200071746 in the Register's Office for Davidson County, Tennessee; the said Lorraine C. Sciadini having since conveyed her interest in subject property to Marcus F. Sciadini by Quitclaim Deed of record as Instrument No. 20011128-0129965 in said Register's Office., corrected in Instrument No. 20030530-0072939, Register's Office for Davidson County, Tennessee.

This is improved property known as 4728 Benton Smith Road, Nashville, Tennessee 37215.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Seven Hills, Section VIII, of record in Book 3300, page 14, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of April, 2003.

MARCUS F. SCIADINI

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 MARCUS F. SCIADINI, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2003.

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee