Davidson County DEEDWARR
Recvd: 07/21/03 13:50 2pgs
Fees:13.00 Taxes:473.60

20030721-0101898

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 086-04-0
PARCEL: 021.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Julie Collum
221 Village Green Drive
Nashville, TN 37217

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, 2003 between

Mark A. Garafola and wife, Patricia M. Garafola

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Julie Collum and Stephen Collum, Jr.,
as tenants in common with right of survivorship

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 172 on the Plan of Rachel's Retreat, Phase I, as of record in Plat Book 5200, Page 516, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 172 fronts 63.49 feet to the Northerly margin of Rachel's Retreat Circle and extends back 131.13 feet on the Easterly line and 150 feet on the Westerly line to a dead line in the rear measuring 140.47 feet thereon.

This being the same property conveyed to Mark A. Garafola and wife, Patricia by Warranty Deed dated 6/6/2000 from Eduardo C. Saucedo and wife, Vanessa N. Saucedo of record in Insrument Number 200006070056749, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mark A. Garafola

Patricia M. Garafola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Garafola and wife, Patricia M. Garafola the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of July,2003

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $128,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of July, 2003

Notary Public

My Commission Expires: 9/30/06