Davidson County DEEDWARR
Recvd: 08/15/03 10:36 2pgs
Fees:13.00 Taxes:1276.50

20030815-0117898

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42313

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
THIS 15th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
THOMAS R. STEVENS, et ux **815 Huntington Circle** **Nashville, TN 37215**	Thomas R. Stevens 107 Habersham Rd Columbia, TN 38401	**131-6-C-6** **7DA 91560**

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 **WE, SERGIO FAZIO and wife, ELISABETTA BELLETTINI**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS R. STEVENS and wife, LEESA M. STEVENS**

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

Land in Davidson County, TN, being Lot No. 118 on the Plat of Burton Hills, Village of Huntington, Tract 10, of record in Book 6250, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 118 fronts 35.00 feet on the easterly margin of Huntington Circle, and extends back 100.00 feet on the northerly line, and a total distance of 110.36 feet along the southerly line, which is a broken line, to a line on the rear measuring 60.00 feet thereon.

Being the same property conveyed to Sergio Fazio and wife, Elisabetta Bellettini, by deed from Elite Homes, Inc., of record in Book 9586, page 497, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6326, Page 588, book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 6644, Page 1, book 6917, Page 724; Agreement in Book 6470, Page 383, book 6655, Page 47, book 7147, Page 411, Book 7147, Page 416; Deed in Book 6917, Page 704; Charters in Book 6517, Page 505, Book 6821, Page 216, Book 6517, Page 511, Book 6921, Page 214, Book 6665, Page 12 and Book 6501, Page 208; Agreement in Book 6637, Page 717; Easements in Book 7240, Pages 534, 547, 551, 559, 563, 567, 571, 575, 580, 585, 590, 595, 600, 605, 610 & 615, Book 7275, Page 826, Book 7306, Pages 127 & 150, Book 7461, Pages 880, 884, 929, 934 & 939, Book 7593, Page 508, 531, 535 & 570, and all matters shown on the Plan of Record.

This property is improved property known as815 Huntington Circle, Nashville, TN 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, 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 15th day of August, 2003.

X _____
SERGIO FAZIO

X _____
ELISABETTA BELLETTINI

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 SERGIO FAZIO and wife, ELISABETTA BELLETTINI, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.