Davidson County DEEDWARR
Recvd: 08/22/03 14:28 2pgs
Fees:13.00 Taxes:2645.50

20030822-0122473

WARRANTY DEED

B-PFG-03-1100

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Steven Moll	ABN AMRO Mortgage Group, Inc.	
1100 Crater Hill Drive (ADDRESS)	(NAME) 2600 W. Big Beaver Road (ADDRESS)	144-3-8
Nashville, Tennessee 37215 (CITY) (STATE) (ZP)	Troy, MI 48084 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESLIE M. GIALLOMBARDO AND JAMES A. GIALLOMBARDO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. STEVEN MOLL AND SUSAN J. MOLL, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Chickering Hills, Section One, of record in Book 2331, Page 8, Register's Office for said County, to which reference is hereby made for a more complete description.

SAID Lot No. 31 which is a corner lot, fronts 184.60 feet on the southwesterly margin of Lynnwood Boulevard and fronts 250.00 feet on the broken southeasterly margin of Crater Hill Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 345.6 feet on the southeasterly line and 243.94 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Leslie M. Giallombardo and spouse, James A. Giallombardo by Deed dated May 23, 1995 and filed for record on May 26, 1995 in Book 9682, Page 212, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1100 Crater Hill Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of August, 2003

Leslie M. Giallombardo

James A. Giallombardo

STATE OF Tennessee

COUNTY OF Davidson

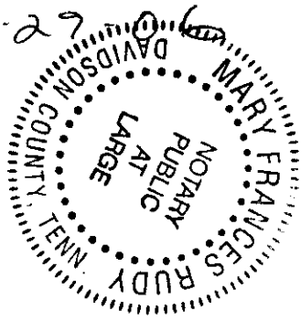
I, Mary Frances Rudy a Notary Public of the County and State first above written, do hereby certify that Leslie M. Giallombardo and James A. Giallombardo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of August, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-27-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903