FILE BOX #7

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42112

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/03 13:43 2pgs
Fees:13.00 Taxes:814.00

20030826-0123722

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2003

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Giancarlo Agnoletti et ux	S A M E	93-10-403
94 Peabody Street		
Nashville, TN. 37210		

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, I/WE,

Patricia Foley Gray and Nancy Foley Curtis nka Nancy Foley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Giancarlo Agnoletti and wife, Debra Agnoletti

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:

LAND in Davidson County, Tennessee, being the south 39 feet of Lot No. 3 and the north 24 feet of Lot No. 2 on the Map of Kirkman's Subdivision of the Academy Property, as of record in Book "R", Page 460, Register's Office for said County.

Said parts of said lots adjoin and front together 63 feet on the westerly side of Third Avenue, South, formerly College Street, and run back between parallel lines 162 feet to an alley.

BEING the same property conveyed to Patricia Foley Gray and Nancy Foley Curtis by deed from Reba Foley, of record in Book 7923, page 725, Register's Office for Davidson County, Tennessee and re-recorded in Book 7931, page 150, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 311 Third Avenue, South, Nashville, TN 37201

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 my/our hand(s) this 11th day of August, 2003

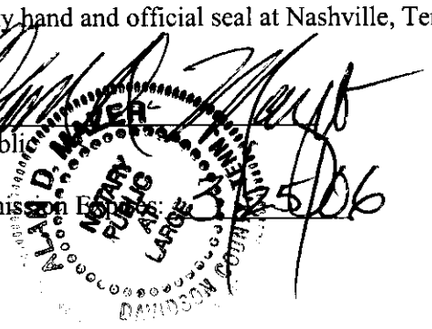
X Patricia Foley Gray
Patricia Foley Gray

X Nancy Foley
Nancy Foley Curtis nka Nancy Foley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Patricia Foley Gray and Nancy Foley the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2003



Notary Public

My Commission Expires: 2-5-06