WARRANTY DEED

LARRY D. CR... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

Davidson County DEEDWARR
Recvd: 11/17/03 13:39 2pgs
Fees:13.00 Taxes:173.90

20031117-0167394

My Commission Expires APRIL 29, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Therese G. Puma
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Therese G. Puma	SAME	Map 29/Parcel 209.00
(NAME)	(NAME)	
3005 Stanwyck Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Valentine G. Frizzo**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Therese G. Puma,** HEREINAFTER CALLED THE GRANTEES, HER 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 Lot No. 7 on the unrecorded subdivision of the "St. Lawrence Tract" in the 14th Civil District of said County, described according to a resurvey thereof made by George W. Watkins, Surveyor, August 14, 1959, as follows:

Beginning at a spike in the center of St. Lawrence Lane, at the corner of Lots Nos. 7 and 8; thence with the center of said Lane, North 71 deg. East 100 feet to a spike, and continuing with the center of same, North 74 deg. 10 min. East 87 feet to a railroad spike; thence leaving said Lane, South 3 deg. 07 min. East 231.4 feet to a concrete monument in the southerly margin of a 20-foot alley or right-of-way; thence with the margin of the same, South 62 deg. 26 min. West 117.4 feet to an old pipe at the corner of Lots Nos. 7 and 8; thence with the line between said lots, North 20 deg. 35 min. West 244 feet to the beginning.

Being the same property convey
ed to Therese G. Puma, Valentine G. Frizzo, and Dionige G. Frizzo by deed of record in Book 5740, page 960, Register's Office for Davidson County, Tennessee. A life estate was retained by Catherine Elizabeth Frizzo. The said Dionige G. Frizzo having died testate on February 26, 1997, his sole heir at law being Katherine Elizabeth Frizzo a/k/a Catherine Elizabeth Frizzo. The said Katherine Elizabeth Frizzo having died on May 17, 2003. Her title to said property then vested in her heirs at law being Therese G. Puma and Valentine G. Frizzo.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor.

The Grantor and Grantee herein are each owners of a one-half undivided interest in said property. Valentine G. Frizzo is conveying his one-half undivided interest in order to vest full fee simple title in Therese G. Puma.

This is improved property, known as 3525 St. Lawrence Drive, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City 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 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 hand this 11th day of ~~October~~ November, 2003.

Valentine G. Frizzo

STATE OF MICHIGAN

COUNTY OF Oakland

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Valentine G. Frizzo the within named bargainor(s), with whom I am personally acquainted or proved to be 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 11th day of ~~October,~~ November 2003.

Commission expires:

Notary Public

JANEEN M. CARLSON
Notary Public, Oakland County, Michigan
My Commission Expires May 7, 2007