Davidson County DEEDWARR
Recvd: 12/16/03 15:17 2pgs
Fees:13.00 Taxes:462.50
20031216-0179747

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (PWJr/fs) Title No: _____
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paul A. Pitelli 3909 Cambridge Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-04-135, 25W-03070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennie Elizabeth Repp , John E. Repp, Sr. and Diane Repp Furry,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Paul A. Pitelli ,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot no. 2 on the Plan of Resubdivision of West End Annex, of record in Book 6200, page 246, Register's office for said county, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to J. T. Repp and wife, Jennie Elizabeth Repp by deed from Leo Burns and wife, Anne Elizabeth Burns, of record in Book 1306, Page 413, said Register's Office. By deed of record in Book 1628, Page611, subject property was conveyed to Jennie Elizabeth Repp. A tenancy by the entireties was created in James T. Repp and wife, Jennie Elizabeth Repp by deed of record in Book 2693, Page 39, said Register's Office. The said James T. Repp has since died. By quitclaim Deed of record in book 11647, Page 886, said Register's office, subject property was conveyed to Jennie Elizabeth Repp for her lifetime and upon he death to John E. Repp, Sr. By quitclaim deed of record in Document No. 20010214-0014304, said Register's Office, subject property was conveyed to Jennie Elizabeth Repp, unmarried, with the stated intent of creating a life estate in the Grantor, Jennie Elizabeth Repp and John E. Repp, Sr. (sic).

Diane Repp Furry and John E. Repp, Sr., the daughter and son of Jennie Elizabeth Repp, join in execution of this instrument for the purpose of conveying any present interest in said property and with the intent that in the event any interest is acquired in said property in the future such interst shall vest automatically in the named Grantee by operation of the doctrine of after acquired title.

This is improved property, known as: 145 42nd Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on Nov. 24, 2003.

Jennie Elizabeth Repp

John E. Repp, Sr.

Diane Repp Furry

State of Tennessee
County of Davidson

On Dec. 9, 2003, before me the undersigned authority, personally appeared **Jennie Elizabeth Repp**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAY 30, 2004

State of Florida
County of ORANGE

On December 1, 2003, before me the undersigned authority, personally appeared **Diane Repp Furry,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10/18/05

VICKI HATFIELD
MY COMMISSION # DD 065849
EXPIRES: October 18, 2005
Bonded Thru Notary Public Underwriters

State of Georgia
County of Union

On Nov 24, 2003, before me the undersigned authority, personally appeared **John E. Repp, Sr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-17-04

ROWENA L. HARTING NOTARY PUBLIC UNION COUNTY, GEORGIA COMM. EXP. 5-17-04

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 125,000.00.**

Affiant

Sworn and subscribed before me on Dec. 9, 2003.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2004