WARRANTY DEED

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/23/03 10:38 2pgs
Fees:13.00 Taxes:987.90

20031223-0182350

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D'Anna Sharon	~~New Owners~~ D'Anna Sharon	104-15-0/64.00
(NAME)	(NAME)	
2529 Ashwood Avenue	2529 Ashwood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, WE, Jennifer D. Warner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D'Anna Sharon, unmarried

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 easterly 50 feet of Lot No. 4 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No 48 fronts on the southerly margin of Ashwood Avenue, formerly West Ashwood Avenue, and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Peter P. Roze, unmarried and Jennifer D. Warner, unmarried, as joint tenants by deed from Walter R. Benneyworth and wife, Dorothy B. Benneywort of record in Book 10338 , page 172 Register's Office for Davidson County, Tennessee. Subsequently, Peter P. Roze conveyed his interest to Jennifer D. Warner in Instrument No. 20001031-0107778, said Register's Office.

This conveyance is subject to all covenants, conditions and restrictions of record.

And I, David Rocco Giovannucci, Husband, of Jennifer D. Warner, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 2529 Ashwood Avenue, Nashville, TN 37212
(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 15th day of December, 2003

Jennifer D Warner
Jennifer D. Warner

David Rocco Giovannucci By: Jennifer D Warner
David Rocco Giovannucci Attty - in fact

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 Jennifer D. Warner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2003.

Commission expires January 31, 2004

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

On this the 15th day of December, 2003, before me personally appeared Jennifer D Warner, known to me to be the person who executed the foregoing on behalf of David Rocco Giovannucci as his attorney in fact and who acknowledged that she executed the same as the free act and deed of the said David Rocco Giovannucci.
Witness my hand and official seal.

My Commission Expires:
January 31, 2004

Notary Lee E. Cranford

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE