THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE — My Commission Expires MAR. 31, 2004

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Colucci (NAME)	Countrywide Home Loans (NAME)	MAP 118-10
907 Marengo Lane (ADDRESS)	P.O. Box 660694 (ADDRESS)	PARCEL 47
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (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, Mary Beth Gardiner, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jill Colucci, an unmarried person

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 lot number 22 on the plan of the Map of Sutton Hill Section of Marengo Park, as of record in Book 9794, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mary Beth Gardiner by deed of record in Book 10284, page 199, said Register's Office.

The following parcel of land has been an interest appurtenant to the above described property but was omitted from the prior conveyance due to the inadvertance, mistake and error of the scrivener. NO WARRANTIES ARE MADE WITH RESPECT TO THE FOLLOWING DESCRIBED PARCEL, and the Grantor herein conveys only that title, right and interest she has in the parcel, which is described as "That part of the abandoned Glendale Car Line which extends back along the extensions of the lot lines for the said lot 22 to the south margin of the abandoned car line right-of-way, on which it measures 75.7 feet."

Davidson County DEEDWARR
Recvd: 12/29/03 11:31 2pgs
Fees:13.00 Taxes:630.85
20031229-0183063

unimproved ( )
This is improved (X) property, known as 907 Marengo Lane, Nashville, TN 37204
(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 10th day of December, 2003

Mary Beth Gardiner
Mary Beth Gardiner

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 Mary Beth Gardiner, an unmarried person

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 10th day of December, 2009.

Commission expires 5-27-09

JAMES A. WAECHTER NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Notary Public

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