Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42587**

Davidson County DEEDWARR
Recvd: 01/13/04 10:07 2pgs
Fees:13.00 Taxes:1073.00
20040113-0005172

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 6th DAY OF ~~NOVEMBER~~, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/08/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Nicholas + Joann Distefano 6813 Fleetwood Dr Nashville TN 37205	← Same	102-11-0-64.00

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 **WE, CURTIS M. GROVES and JAMES R. BELLAR**

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

Nicholas Distefano and wife, Joann Distefano

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:

Being Lot No. 172 on the Plan of Horton Heights, Section VIII, of record in Plat Book 2133 at Page 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Curtis M. Groves and James R. Bellar by deed from Daniel Oakley and wife, Desiree Oakley, of record in Instrument Number 20021202-0147823, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantors nor their spouses.

~~**Unimproved**~~
This is Improved (X) 6813 Fleetwood Drive, Nashville, Tennessee 37205

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 our hands this 6TH day of ~~November, 2003~~ JANUARY, 2004

CURTIS M. GROVES

JAMES R. BELLAR

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 CURTIS M. GROVES and JAMES R. BELLAR, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6 TH day of ~~November~~ JANUARY, 2004, ~~2003.~~

NOTARY PUBLIC

My Commission Expires: 7/29/2006

