BOX 15

Davidson County DEEDWARR
Recvd: 01/28/04 15:22 2pgs
Fees:13.00 Taxes:1720.50

20040128-0010970

WARRANTY DEED

G-VRE-03-0412

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Pilla	SunTrust Mortgage, Inc.	
412 Fairfax Avenue (ADDRESS)	(NAME) 201 Fourth Avenue N (ADDRESS)	104-10-141
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT L. FORTI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. PILLA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 105 and the easterly 45 feet of Lot No. 106 on the Plat of R. W. Grizzard's Subdivision of part of the Bosley Land, not of record. According to a survey made by Erle Drake, County Surveyor, October 10, 1930, said parts of Lots Nos. 105 and 106 front together 60 feet on the northerly side of Fairfax Avenue and run back between parallel lines, 200 feet to an alley, the easterly line of said property being parallel with and 225 feet west of the westerly margin of 32nd Avenue South.

Being the same property conveyed to Robert L. Forti, married, by Warranty Deed executed on January 11, 2001 and filed for record on January 17, 2001 in Instrument Number 200101170005104, Register's Office for Davidson County, Tennessee. Said Robert L. Forti is an unmarried man.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 577, page 430, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 412 Fairfax Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of January, 2004.

(X) _____
Robert L. Forti

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L. O'BRIEN , a Notary Public of the County and State first above written, do hereby certify that Robert L. Forti, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of January, 2004.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2003

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903