Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/04 12:46 2pgs
Fees:13.00 Taxes:665.63

20040129-0011211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Marcy Bunell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

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
Christopher J. Dandrea (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	172-15-0-A
3505 Cobble Street (ADDRESS)	2711 5th Avenue South (ADDRESS)	34.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Minnepolis, MN 55408 (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, James Allen Bizwell and wife, Jennifer Gee Bizwell and John H. Bizwell, a widower

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

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 No. 44 on the Plan of Holt Woods, Section Three, as of record in Book 7900, page 977, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Allen Bizwell and wife, Jennifer Gee Bizwell and John H. Bizwell as joint tenants with the right of survivorship and not as tenants in common, by deed from Claridge Builders Co., LLC of record in Book 10381, page 63, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3505 Cobble Street, Nashville, TN 37211
(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 our hand s this 28th day of January, 2004

James Allen Bizwell
James Allen Bizwell

John H Bizwell by
James A Bizwell,
Attorney in Fact
John H. Bizwell

Jennifer Gee Bizwell
Jennifer Gee Bizwell

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 James Allen Bizwell and wife, Jennifer Gee Bizwell, ~~XXXXXXXX~~ ~~XXXXXXXXXX~~

the bargainor s, 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 28th day of January, 2004.

Commission expires January 26, 2008

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

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared James A. Bizwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John H. Bizwell, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said John H. Bizwell.

Witness my hand and seal at office this 28th day of January, 2004.

My Commission Expires: January 26, 2008

Notary Public - Lee E. Cranford

James A. Bizwell, being one and the same person as James Allen Bizwell, executes this document on behalf of his father, John H. Bizwell, pursuant to a General Durable Power of Attorney, recorded in Book 10335, page 55, RODC.