Davidson County DEEDWARR
Recvd: 02/24/04 13:24 1pgs
Fees:13.00 Taxes:251.23

20040224-0020874

WARRANTY DEED

MILAZZO-H04015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

MY COMMISSION EXPIRES OCT. 10, 2006

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Milazzo, unmarried	Guaranty Trust	106-13-2
(NAME)	(NAME)	
309 Polk Avenue	610 Broadmor Boulevard, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HAROLD B. ATKINS AND WIFE, CARMEN BEATY ATKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FRANK MILAZZO, 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 lot no. 101 on Map of Section 3, Woodycrest, as of record in Book 2083, page 31, Register's Office for said County.

Said lot no. 101 fronts 65' on the north side of Polk Avenue and runs back between parallel lines, 248.1' on the east line and 241.4' on the west line to a dead line in the rear, on which it measures 48'.

Being the same propery conveyed to Harold B. Atkins and wife, Carmen Beaty Atkins, by Warranty Deed from Samuel C. Farless and wife, Sarah E. Wallace Farless, as of record in Book 4634, Page 589, recorded on September 5, 1972, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 309 Polk Avenue, Nashville, Tennessee 37210
(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/our hand(s) this 20th day of February, 2004.

Harold B. Atkins

Carmen Beaty Atkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woods Sr., a Notary Public in and for said County and State, the within named Harold B. Atkins and wife, Carmen Beaty Atkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 2004.

My Commission Expires: MY COMMISSION EXPIRES OCT. 10, 2006

Notary Public

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE