PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/04 08:17 2pgs
Fees:13.00 Taxes:817.70
20040310-0027266

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jerome-Francis S. Gristina	SAME	Map 103-04
Rebecca J. Gristina		Parcel 262
4201 Colorado Avenue		
Nashville, TN 37209		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $221,000.00

Affiant

Sworn to and subscribed before me this the 8th day of March, 2004.

Notary Public

My Commission Expires: 1-28-2006

JANA K. STONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Carol A. Elliott hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto Jerome-Francis S. Gristina and wife Rebecca J. Gristina, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract 1: Being the easterly 77 feet of Lot No. 27 on the Map of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee. Said part of Lot No. 27 fronts 77 feet on the southerly side of Colorado Avenue and runs back between parallel lines with the westerly margin of 42nd Avenue North, 164.4 feet to an alley.

Tract 2: Being the westerly 33 feet of Lot No. 27 on the Map of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee. Said

part of Lot No. 27 fronts 33 feet on the southerly side of Colorado Avenue and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to Thomas A. Elliott and wife, Virginia A. Elliott as Tenants by the Entireties and Carol A. Elliott as Joint Tenant With Right of Survivorship, by deed from Jane Wright Eldridge of record in Book 7454, page 132, said Register's Office. Thomas A. Elliott and wife, Virginia A. Elliott conveyed their interest in said property to Carol A. Elliott by Quitclaim Deed of record in Book 9739, page 846, said Register's Office.

Robert J. Mondlock joins in executing this Warranty Deed to convey any interest he may have in said property.

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 successors and assigns forever, and the said Grantor covenants with the said Grantees that they have lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8 day of March, 2004.

Carol A. Elliott
CAROL A. ELLIOTT

Robert J. Mondlock
ROBERT J. MONDLOCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of March, 2004, before me personally appeared CAROL A. ELLIOTT and ROBERT J. MONDLOCK to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Jana K. Stone
Notary Public

My Commission Expires: 1-28-2006

JANA K. STONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

X:\Ashley\Closings\Gristina\warranty deed.wpd