Davidson County DEEDWARR
Recvd: 04/05/04 09:06 3pgs
Fees:18.00 Taxes:889.85

20040405-0037865

WARRANTY DEED

G-CBB-04-2804

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Lou Ann Zelenik	New Owner	
2804 Westwood Avenue	(NAME)	104-14-1-17.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(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 MARILYN A. CAVAGNARO, JEAN WHITE AND GEORGE EDWARD CAVAGNARO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOU ANN ZELENIK, A SINGLE WOMAN, AND KERRI ZELENIK, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP , 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 50 feet of the easterly 150 feet of the southerly 115 feet of Lot No. 32 on the Map of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 fronts 50 feet on the northerly side of Westwood Avenue and runs back between parallel lines 115 feet to a dead line.

Being the same property conveyed to Marilyn A. Cavagnaro subject to the estate for life hereby expressly reserved to Jean White by Quitclaim Deed from Jean White in Book 10136, page 793, and by Quitclaim Deed from George Edward Cavagnaro as shown of record in Instrument No. 20040220-0019840, Davidson County, Tennessee. Said Jean White joins in this instrument for the purpose of conveying any and all interest in and to said property.Said Marilyn Cavagnaro attorney-in-fact for George Edward Cavagnaro a/k/a George E. Cavagnaro as evidenced by Limited Power of Attorney filed for record in Instrument No. 20040220-0019841, Register's Office for Davidson County, Tennessee, joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

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

INFORMATION SUPPLIED BY PARTIES. NO TITLE EXAMINATION WAS PERFORMED AND NO TITLE INSURANCE ISSUED.

unimproved ( )
This is improved (X) property, known as 2804 Westwood 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 31st day of March, 2004.

Marilyn A. Cavagnaro
Marilyn A. Cavagnaro

Jean White

George E. Cavagnaro by Marilyn A. Cavagnaro, attorney-in-fact

George Edward Cavagnaro by Marilyn A. Cavagnaro, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn A. Cavagnaro and Jean White, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2004.

Notary Public

My Commission Expires: 11-24-07

(SEAL)

CARRIE ANN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

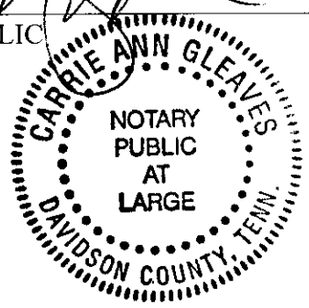
615.383.2903

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2004, before me personally appeared Marilyn A. Cavagnaro to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of George Edward Cavagnaro a/k/a George E. Cavagnaro and acknowledged that they executed the same as their free act and deed by virtue of that Power of Attorney filed for record in Instrument Number 20040220-0019841 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30th day of March, 2004.

NOTARY PUBLIC



My Commission Expires: 11-24-07