Davidson County DEEDWARR
Recvd: 04/23/04 10:57 2pgs
Fees:13.00 Taxes:392.20

20040423-0046355

WARRANTY DEED

G-CBB-04-2615

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-29-06

(AFFIX SEAL)

MARY FRANCES RUDY 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
Tina M. Jerome	CTX Mortgage Company	
2615 Mashburn Court (ADDRESS)	801 94th Avenue North (ADDRESS)	119-11-0-2
Nashville, Tennessee 37210-5444 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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 JOHN J. CICATELLI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TINA M. JEROME★, 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:

Being Lot Number 12, Laurel Acres, as shown by plat of record in Plat Book 2133, Page 48, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a mroe complete and accurate legal description of said lot.

Being the same property conveyed to John J. Cicatelli, by Deed from Vincent Dunlap and wife, Betty G. Dunlap, dated February 4, 2000, filed for record on February 8, 2000, in Instrument Number 200002080012886, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those shown of record in Book 2133, page 48, Register's Office for Davidson County, Tennessee.

★unmarried

unimproved ( )
This is improved (X) property, known as 2615 Mashburn Court, Nashville, Tennessee 37210-5444
(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 20th day of April, 2004.

John J. Cicatelli

STATE OF Tennessee
COUNTY OF Davidson

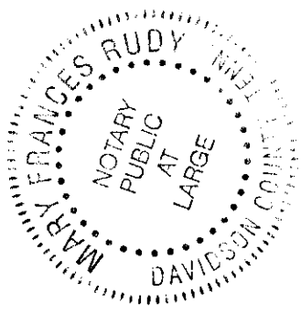
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Cicatelli, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903