WARRANTY DEED

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2004

Julie Wilbanks
Notary Public

MY COMMISSION EXPIRES: 2/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Security Escrow & Title Co., 750 Old Hickory Blvd. Ste.165, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Giardina	John Giardina	105/07/0/002.00
(NAME)	(NAME)	
444 Humphreys St.	511 Figuers Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Franklin, TN. 37064	
(CITY) (STATE) (ZIP)	(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, Jack Alonzo Best Sr. and Jacquelyn Sue Gambill and Jefferey Alan Best

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Giardina

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:

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot No. 81 in Humphreys, Houston and Martin's Addition to Nashville, a plan of which is of record in Plan Book No. 1, page 35, Chancery Court, and in Book 36, page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 50 feet on the Northerly side of Humphreys Street, and runs back between parallel lines with the Westerly margin of Brown Street 150 feet to an alley.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 444 Humphreys Street, Nashville, Tennessee 39027 (105/07/0/002.00).

BEING THE SAME PROPERTY conveyed to Elsie Sue Best by deed dated 1/31/98 of record in Book 10804, page 298, in the aforesaid Register's Office.

Elsie Sue Best is now deceased as of 06/06/2003.

Davidson County DEEDWARR
Recvd: 06/02/04 10:45 2pgs
Fees:13.00 Taxes:18.50

20040602-0064373

unimproved ( )
This is improved (X) property, known as 444 Humphreys St., Nashville, Tennessee 37203
(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 19th day of May, 2004

Jack Alonzo Best Sr
by Jacquelyn Sue Gambill his atty in fact
Jack Alonzo Best Sr.
by Jacquelyn Sue Gambill his atty in fact

Jeffrey Alan Best
by Jacquelyn Sue Gambill his atty in fact
Jeffrey Alan Best by Jacquelyn Sue Gambill
his atty. in fact.

Jacquelyn Sue Gambill

Jacquelyn Sue Gambill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Alonzo Best Sr. and Jacquelyn Sue Gambill and Jefferey Alan Best

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 Brentwood, Tennessee, this 5th day of May, 2004.

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Commission expires 2/20/07

Julie Wilbanks
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