Davidson County DEEDQC
Recvd: 06/14/04 12:58 2pgs
Fees:12.00 Taxes:0.00
20040614-0069899

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42905 FILE BOX "7"

~~WARRANTY DEED~~

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

NOTARY PUBLIC AT LARGE
ALAN L. SATURN
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
TEENA COLEBROOK **4217 West 142nd Street, #A** **Hawthorne, CA 90250**	**S A M E**	**72-14-113** **27W 3885**

FOR AND IN 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 **I, FRAN MUSCATELLO, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND ~~SOLD,~~ **QUITCLAIMED** AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TEENA COLEBROOK**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being part of Lot No. 30 on the Plan of Brownsville, as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, and being a duplex on one lot consisting of two mailing addresses, 2412 & 2414 Chapel Ave., and being particularly described as follows:

Said portion of Lot No. 30 BEGINS at a point in the center of Chapel Avenue, 382.5 feet north of the centerline of Straightway Avenue, said point also being the SW corner of this property; thence with the centerline of said Chapel Avenue, S 08 degrees W 54.3 feet to a point; thence S 82 degrees 33' E 173 feet to an iron pin; thence N 08 degrees E 52 feet to a post; thence S 83 degrees 19' W 173 feet to the point of beginning.

Being the same property conveyed to Fran Muscatello, unmarried, by deed from Mark Rodriguez, unmarried, of record in Instrument Number 20020225-0023427, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **2412 and 2417 Chapel Avenue, Nashville, Tennessee 37209**

[redacted]

WITNESS my hand this 13 day of MAY, 2002

Fran Muscatello

FRAN MUSCATELLO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12 day of MAY, 2002, before me personally appeared FRAN MUSCATELLO, Unmarried,the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12 day of MAY 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ALAN L. SATURN