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Realty Title 48-A

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/29/04 11:12 2pgs
Fees:13.00 Taxes:706.33
20040629-0076977

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2004
Notary Public
MY COMMISSION EXPIRES: 4-26-08
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Susanne C. Davis (NAME)	RBC Mortgage Co. (NAME)	103-8-38
4210 Murphy Road (ADDRESS)	5445 DTC Parkway, #100 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Englewood, Co 80111 (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, Ronald W. Scelza, unmarried and Reid C. Scelza, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susanne C. Davis

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:

LAND in Davidson County, Tennessee, being part of Lot No. 1 on the PLan of West End Annex, as of record in Book 322, page 61, and also part of the south half of Block 30 on the Map of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, and described on the mortgage inspection survey, File No. 25255-299 by John Kohl & Company, P.C., dated October 23, 1996, as follows:

BEGINNING at a point on the northerly margin of Murphy Road, formerly Minnesota Avenue, at a point of 55 feet easterly from the easterly margin of 44th Avenue North, formerly 3rd Street; thence, with the northlery margin of Murphy Road, easterly 65 feet; thence, northerly 153 feet to a point in the South line of Mary Marshall's lot, 132 1/2 feet easterly from the easterly margin of 44th Avenue North; thence, westerly with Marshall's southerly line, 65 feet to a point 67 1/2 feet easterly from the easterly margin of said 44th Avenue North; thence, southerly 150 feet, more or less, to the point of beginning.

BEING the same property conveyed to Ronald W. Scelza and Reid C. Scelza by Warranty Deed from Susan Hodorowski Carlota and Moses E. Carlota, of record as Instrument No. 20020506-0054982, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4210 Murphy Road, Nashville, TN 37209
(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 23rd day of June, 2004

Ronald W Scelza BY

Ronald W. Scelza, BY: Reid C. Scelza, Atty-In-Fact

Reid C. Scelza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reid C. Scelza

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 Nashville, Tennessee, this 23rd day of June, 2004.

Commission expires 1-26-07

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Reid C. Scelza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Ronald W. Scelza as his/her Attorney-in-Fact, as the free act and deed of the within named Ronald W. Scelza.

WITNESS my hand and official seal at office, this 23rd day of June, 2004.

Notary Public

My Commission Expires: 1-26-07