Davidson County DEEDWARR
Recvd: 07/13/04 08:04 2pgs
Fees:13.00 Taxes:319.13

20040713-0082931

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 86,250.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joseph J. La Spina and Sarah La Spina	Irwin Mortgage Corporation	MAP: 133
3512 Sanford Ave.	400 Interstate N. Pkwy, Ste 580	GROUP: 6
Nashville, TN 37211	Atlanta, GA 30339-5030	PARCEL: 81

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL R. PATE, UNMARRIED,

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

JOSEPH J. LA SPINA AND WIFE, SARAH LA SPINA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3512 Sanford Ave., Nashville, Tennessee 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 9th day of July, 2004.

Paul R. Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Paul R. Pate, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 9th day of July, 2004.

Notary Public

My Commission Expires: 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 27, on the map of D. M. Miney's Addition to Flatrock, of record in Book 547, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dustin Pate, unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, of record in Instrument Number 20031209-0176403, Davidson County Register of Deeds. Further being the same property conveyed to Paul R. Pate, Unmarried, by Quitclaim Deed from Dustin Pate, Unmarried, of record as Instrument Number * , Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

* 20040713-0082930

RPP