Davidson County DEEDWARR
Recvd: 07/20/04 14:22 2pgs
Fees:13.00 Taxes:402.93
20040720-0086645

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,900.00

X Shana W. Alford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
The Comfort Group, Inc.	NEW OWNER	Map 119
659 Thompson Lane		Group 14
Nashville, TN 37204		Parcel 337

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, we

David Leonard Giancoli, a/k/a David L. Giancoli and wife, Agathe H. VanDorp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

The Comfort Group, Inc.

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:

BEING Lot No. 80, on the Plan of Airdrie Subdivision "C", of record in Plat Book 547, Page 160, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David Leonard Giancoli and wife, Agathe H. VanDorp by deed from CFE Partners, of record in Book 9787, Page 580, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 160, said Register's Office.

David Leonard Giancoli and David L. Giancoli being one in the same person.

Power of Attorney of record in Instrument 20040720008664, Register's Office for said County.
Power of Attorney of record in Instrument 20040720008664, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 203 Morton Avenue, Nashville, TN 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 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 hands this 16th day of July, 2004.

David Leonard Giancoli by Lulie Elizabeth Ramos, Atty-in-FACT
David Leonard Giancoli

Agathe H. VanDorp by Lulie Elizabeth Ramos, Atty-IN-FACT
Agathe H. VanDorp

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, Julie Elizabeth James, 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 on behalf of David Leonard Giancoli and Agathe H. VanDorp as their Attorney in Fact as the free act and deed of the within named David Leonard Giancoli and Agathe H. VanDorp.
Witness my hand and official seal at Nashville, Tennessee the 16th ~~day~~ of July, 2004.

My Commission Expires: 1.27.07

Notary Public

