

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$119,000.00.**

Carmen H Ferreira
Affiant

Subscribed and sworn to before me, this the 26th day of July, 2004.

Linda J. Norvell
Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carmen H. Ferreira	**Central Carolina Bank a Division of National Bank of Commerce**	**142-06C-8.00-CO**
734 Albar Drive	**P.O. Box 3660**	
Nashville, TN 37221	**Durham, NC 27702**	

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

Jonathan J. Varo and wife, Mary Kay Varo

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

Carmen H. Ferreira, an unmarried woman

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, TN, being Unit No. "B" of Lot 60 on the site Plan of Doral Country Villa on the Plan of Condominiums, Section Four as described by a Master Deed of record in Plat Book 5011, Page 395; Book 5157, Page 254; and further described by a Plat of record in Plat Book 5050, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan J. Varo and Joann Varo by deed from Richard W. Biggs and wife, Nancy J. Biggs of record in Instrument #20020110-0003871, Register's Office for Davidson County, Tennessee. The said Jonathan J. Varo, an unmarried man, Joann Varo and husband, Joseph Varo having quitclaimed to Jonathan J. Varo, an unmarried man, of record in Instrument #20030402-0043148, Register's Office for Davidson County, Tennessee.

May Kay Varo joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Jonathan J. Varo.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **734 Albar Drive, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 26th day of July, 2004.

Jonathan J. Varo
Jonathan J. Varo

Mary Kay Varo
Mary Kay Varo

Davidson County DEEDWARR
Recvd: 07/28/04 15:51 2pgs
Fees:13.00 Taxes:440.30

20040728-0090627

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jonathan J. Varo and Mary Kay Varo**, 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, at office, this **26th** day of **July, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10·3·06

