WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 08:49 2pgs
Fees:13.00 Taxes:255.30

20040805-0094049

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$69,000.~~

Affiant

Subscribed and sworn to me on August 4, 2004

NOTARY PUBLIC

My commission expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas E. Ervin 1600 Hillsboro Pike, Unit G-8 Nashville, TN 37215	SAME	MAP 117-11-B PARCEL 104

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Leonard Matthew Cannarozzo, Jr., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Thomas E. Ervin, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. G-8, on the Plan of the Villager East Condominium Apartments Revised, of record in Plat Book 5200, Page 235, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leonard Matthew Cannarozzo, Jr., an unmarried person, by deed from Carol M. Harris, unmarried, and Kim A. Harris, married, dated December 1, 1997, of record in Book 10704, Page 244, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters of record in Book 5200, page 235 and corrected in Book 5679, Page 78, in the Register's Office for Davidson County, Tennessee;
3. Master Deed of record in Book 5457, Page 298 and in Book 5553, Page 336, said Register's Office.
4. By-Laws of record in Book 5457, Page 338, said Register's Office.
5. Homeowner's Association Charter of record in Book 5450, Page 744, said Register's Office.
6. Sanitary Sewer/ Storm Drainage Easement of record in Book 4110, Page 245, said Register's Office.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1600 Hillsboro Pike, Unit G-8, Nashville, TN 37215

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend

the title to the said land to the said GRANTEE, his 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.

Jeanna Cannarozzo, spouse of Leonard Matthew Cannarozzo, Jr., joins in this conveyance to transfer any marital interest she may have in the property.

WITNESS my hands on ~~July~~ August 4 LC JC, 2004.

Leonard M. Cannarozzo Jr.
Leonard Matthew Cannarozzo, Jr.

Jeanna Cannarozzo
Jeanna Cannarozzo

STATE OF Florida, **COUNTY OF** Duval

On July __, 2004, before me personally appeared Leonard Matthew Cannarozzo, Jr. and spouse, Jeanna Cannarozzo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on this 26 day of July, 2004.

Molly McCallum
NOTARY PUBLIC

My Commission Expires:

STATE OF FLORIDA NOTARY PUBLIC
MOLLY MCCALLUM
My Comm Exp. 1/25/06
No. DD 062921
[ ] Personally Known [ ] Other I.D.