Return To:
File 400628

Southern ... of Tenn.
214 Centerview Drive Suite 101
P... TN 37027

FILE BOX 30

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

JENNIFER CROWELL
NOTARY PUBLIC AT LARGE
LEWIS COUNTY, TN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Subscribed and sworn to before me, this 2nd day of August, 2004.

Notary Public
My commission expires:

03-0406-32066

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary Jane Littleton 923 Bresslyn Road Nashville, TN 37205	(new owner)	102-14-0-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Facio, unmarried, and Norma Facio de Merrill, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary Jane Littleton**, hereinafter called the Grantees, their successors 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 Lot No. 283, on the Plan of Brook Meade, Section 8, of record in Book 2900, Page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Facio and Norma Facio de Merrill by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 200208130097641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 923 Bresslyn Road, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/16/04 13:54 2pgs
Fees:13.00 Taxes:876.90

20040816-0098831

WITNESS my hand this 23rd day of July, 2004.

Jason Facio

Norma Facio de Merrill by Jason Facio, Attorney-in-Fact
Norma Facio de Merrill by Jason Facio
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Facio, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, JASON FACIO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for NORMA FACIO DeMERRILL and is authorized by her to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 23rd day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My commission expires: 03/14/2005