RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43274 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/04 12:56 2pgs
Fees:13.00 Taxes:306.73

20040901-0105852

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2004.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE 8/29/06

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires August 29, 2006

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan D. Mazer	SAME AS NEW OWNER	90-8-183
3600 Woodmont Lane		
Nashville, TN, 37215		

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, I/WE,

Kenton B. Rea and wife, Mary E. Rea

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

Alan D. Mazer and wife, Frances R. Mazer

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, Tennessee, being Lot No. 12 on the plan of Charlotte Park Annex, of record in Book 3700, page 49, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the southwesterly margin of Robertson Avenue and extends back 150 feet on the northwesterly line and 150 fet on the southeasterly line to a dead line in the rear, measuring 50.09 feet thereon.

Being the same property conveyed to Kenton B. Rea and wife, Mary E. Rea by deed from James A. Fleming and wife, Doris T. Fleming of record in Book 6868. page 217, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 6409 Robertson Avenue, Nashville, TN 37209

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 my/our hand(s) this 31st day of August, 2004

X Kenton B Rea
Kenton B. Rea

X Mary E. Rea
Mary E. Rea

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kenton B. Rea, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2004

Notary Public

My Commission Expires: 7/29/06

