Davidson County DEEDWARR
Recvd: 09/09/04 15:16 2pgs
Fees:13.00 Taxes:308.95

20040909-0109263

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43347

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Giovino	Countrywide Home Loans, Inc.	83-15-181
2803 Barclay Drive	3011 Armory Drive, Ste. 120	
Nashville, TN, 37206	Nashville, TN 37204	

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,

Linda Graves Boshers Biggs, as sole heir at law of Essie T. Graves

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

Patricia Giovino, a widow and Marco Giovino, unmarried with joint rights of survivorship

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 the 15th Civil District of Davidson County, Tennessee, being Lot no. 222 on the Plan of Fortland Park, Section I, as of record in Plat Book 2663, Page 61, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Barclay Drive, the corner of Lots Nos. 222 and 223; thence easterly along the line between said two lots, 179.3 feet to a point; thence southwesterly 76.5 feet to a point, the corner of Lots Nos. 222 and 221; thence westerly 179.9 feet along the line between said two lots to a point in the easterly margin of Barclay Drive; thence northeasterly along the margin of said Drive, 50.4 feet to a point, and continuing thence along the margin of said Drive, 34.56 feet to the point of beginning.

Being the same property conveyed to Harry H. Graves and wife, Essie T. Graves, by Warranty Deed from Village Builders, Inc., dated 10-15-64 and recorded 10-16-64 in Book 3823, Page 30, Register's Office for Davidson County, Tennessee. The said Harry H. Graves having since predeceased Essie T. Graves. The said Essie T. Graves having since died, leaving subject property vested in Linda Graves Boshers Biggs, sole heir at law of Essie T. Graves, according to Affidavit of Heirship of record in Instrument No. 20040909 0109262, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2803 Barclay Drive, Nashville, TN 37206

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 7th day of September, 2004

Linda Graves Boshers Biggs

Linda Graves Boshers Biggs, as sole heir at
law of Essie T. Graves

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 Linda Graves Boshers Biggs, 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 7th day of September, 2004

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006