Davidson County DEEDWARR
Recvd: 10/12/04 10:43 2pgs
Fees:13.00 Taxes:521.70

20041012-0122776

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$141,000.00~~.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2004.

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
Alessandro Rustioni	**AMERICA'S WHOLESALE LENDER**	**091-16-079.00**
4509 Elkins Avenue	**750 OLD HICKORY BLVD. #180**	
Nashville, TN 37209	**BRENTWOOD, TN 37027**	

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,

William Thomas, Trustee, under Trust Agreement dated September 23, 2004 FBO Green Investors, LLC

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

Alessandro Rustioni, an unmarried man

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 the westerly 10 feet of Lot 408 and the easterly 40 feet of Lot 410 of Block 19 on the plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lots 408 and 410 front together 50 feet on the southerly side of Elkins, formerly Secord Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to William Thomas, Trustee, under Trust Agreement dated September 23, 2004 FBO Green Investors, LLC by deed dated September 23, 2004 from Bessie Daniel, John R. Daniel, Sue Clark, Lois Sheehan, Gladys Todgers and Betty Tipton, being all of the heirs of Brady Danile of record in Instrument No. 20040923-0115206, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Bernice Daniel by deed dated May 31, 1951from Annie Elizabeth Highers of record in Book 1976, Page 203, Register's Office for Davidson County, Tennessee. The said Bernice Daniel having since died the property was devised to Verdie Daniel, (Pat) P. H. Daniel and Brady Daniel by Will recorded in Book 8755, Page 478, said Register's Office. The said Verdie Daniel, (Pat) P. H. Daniel both predeceased Bernice Daniel without issue, the property was vested in Brady Daniel. The said Brady Daniel having since died, the property was vested in the heirs of Brady Daniel.

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

This is improved (__X__) Unimproved (____) property, known as **4509 Elkins 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 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 8th day of October, 2004.

William Thomas, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William Thomas, Trustee under Trust Agreement dated September 23, 2004 FBO Green Investors, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Trustee** and that he as such **Trustee** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **October, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

