Davidson County DEEDWARR
Recvd: 11/02/04 13:37 2pgs
Fees:13.00 Taxes:784.03

20041102-0131757

WARRANTY DEED

SUMMIT-PT-04-820

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Carrell	New Owner	
820 Magnolia Court East	(NAME)	142-11-B-29.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS G. SGRO, AN UNMARRIED PERSON , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES W. CARRELL, hereinafter called the Grantees, their heirs and assigns, that 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. 29 on the plan of Magnolia Place, a Planned Unit Development, of record in Book 7900, page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas G. Sgro, an unmarried person, by Deed from Jerome Rosenblum and wife, Brenda Rosenblum, dated April 7, 1995, of record in Book 9640, page 505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 820 Magnolia Court East, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

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 21st day of October, 2004.

Thomas G. Sgro

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Thomas G. Sgro , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of October, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a N otary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) ack nowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 21st day of October, 2004.

My Commission Expires _____ _____

Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800