Realty 07
48A

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2004.

Notary Public
My commission expires: 05/24/08

07-0410-81613

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Scordas, Jr. 2817 West End Ave. Ste 126-429 Nashville, TN 37203	CASH	118-010-122.00

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, **Sheron D. Huddleston, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Paul Scordas, Jr. and Peter Nasou and wife, Mary Anne Nasou, as joint tenants with right of survivorship**, 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. 118, on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George E. Huddleston and wife, Lucille Huddleston by deed from John B. Norfleet and wife, Pauline Norfleet of record in Book 4103, Page 702, Register's Office for Davidson County, Tennessee. The said George E. Huddleston and wife, Lucille Huddleston having since died and survived by their four daughters, Cora D. Brown, Sandra E. Dawson, Sheron D. Huddleston and Clara D. Reed, each having an undivided one-fourth (1/4) interest. Further being conveyed to Sheron D. Huddleston by Quitclaim Deed from Cora D. Brown, Sandra E. Dawson and Clara D. Reed of record in Instrument No. 20031112-0165620, said Register's Office.

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 1108 Montrose 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantor does 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: 11/02/04 15:37 2pgs
Fees:13.00 Taxes:832.50
20041102-0132034

WITNESS my hand this 29th day of October, 2004.

Sheron D. Huddleston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sheron D. Huddleston,** with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of October, 2004.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN