File #200450462

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

04TN06862

Davidson County DEEDWARR
Recvd: 11/18/04 10:57 2pgs
Fees:13.00 Taxes:647.49

20041118-0138505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,997.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig W. Ellison	WILMINGTON FINANCE, A DIVISION OF AIG FEDERL SAVINGS BANK	Map: 86-14
(NAME)	(NAME)	
3700 Seville Drive	11020 DAVID TAYLOR DR.STE.405	Parcel 029.00
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	CHARLOTTE, NC 28262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DENNIS J. SPERRAZZA JR., A MARRIED MAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CRAIG W. ELLISON, AN UNMARRIED MAN**, hereinafter called the GRANTEE, his 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 all of Lot No. 10, on the Plan of Fleetwood - East, as shown by plat appearing of record in Plat Book 7900, Page 427, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dennis J. Sperrazza, Jr., an unmarried man by Warranty Deed dated October 13, 2000 of record in Instrument No. 200010260106104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 8838, Page 635; Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20011207-0134712; all matters shown on plat of record in Plat Book 7900, Page 427; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Leslie M. Sperrazza, spouse of Dennis Sperrazza Jr., hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Possession to be given 5 PM CST November 16, 2004.

Unimproved ( )
This is improved (X) property, known as 3700 Seville Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City 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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, 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 our hands this 15th day of November, 2004.

Dennis J. Sperrazza Jr.

Leslie M. Sperrazza

STATE OF Tennessee

COUNTY OF Davidson

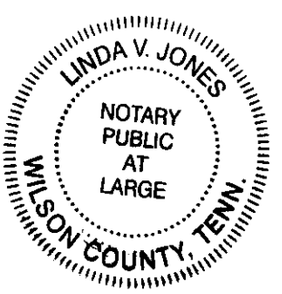
Before me, the undersigned Notary Public, personally appeared Dennis J. Sperrazza Jr., and Leslie M. Sperrazza who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of November, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076