Return to: First Title and Escrow Company
File Number 23673 Box9B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2004.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 30, 2005
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/08/04 13:45 2pgs
Fees:13.00 Taxes:947.20

20041208-0146458

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Donald D. Zuccarello	Capital Bank & Trust 1820 West End Avenue Nashville, Tennessee 37203	104-15
2504 Westwood Avenue		GROUP
Nashville, Tennessee 37212		PARCEL 318

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** Two Hundred Fifty Six Thousand Dollars and Zero Cents ($256,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Alan Duesterhaus and wife, Mary Duesterhaus, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donald E. Zuccarello and wife, Katy S. Zuccarello, 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.

BEING the westerly 60.0 feet of Lot No. 62 on the Plan of Bel Air as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 62 fronts 60.0 feet on the northerly side of Westwood Avenue and runs back between parallel lines 192.0 feet to a dead line.

BEING the same property conveyed to Alan Duesterhaus and wife, Mary Duesterhaus, and Catherine Black, as Joint Tenants with Rights of Survivorship, a 1/3 interest in each by deed dated March 21, 2001, from James O. Price and wife, Kathleen Louise Wolff, of record as Instrument No. 20010404-0032683 in the Register's Office for Davidson County, Tennessee; the said Catherine Black having since conveyed her interest in subject property to Alan Duesterhaus and wife, Mary Duesterhaus by Quitclaim Deed of record as Instrument No. 20030307-0030304 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2504 Westwood Avenue, Nashville, TN 37212

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 our hands this 1st day of December, 2004.

Mary Duestherhaus

Alan Duesterhaus

By: Mary Duesterhaus
Mary Duesterhaus, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Mary Duesterhaus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2004.

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My commission expires: 10/12/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Duesterhaus, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alan Duesterhaus, and acknowledged that she executed the same as the free act and deed of the said Alan Duesterhaus.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee