Davidson County DEEDWARR
Recvd: 12/15/04 11:12 2pgs
Fees:13.00 Taxes:294.15

20041215-0149062

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 3RD DAY OF DECEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GEOFFREY B. LITTLE **1005 13TH Avenue, South, #4** **Nashville, Tennessee 37212**	New Owner	**105-1-A-4**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, CARL MASSARO, A Married Person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY B. LITTLE,** unmarried

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 Unit No. 4, St. Augustine Court Condominium as established by Master Deed of record as Instrument Number 20041124-0140821 along with a 12.5% ownership of the common area, as shown on the plat incorporated therein as Exhibit A-2 to said Master Deed and subject to all of the terms and conditions set forth therein.

BEING part of the property conveyed to Carl Massaro by deed from Joel Gordon and wife, Bernice W. Gordon of record as Instrument Number 20040504-0050472, Register's Office for Davidson County, Tennessee.

THIS is investment property and has never been the residence of Grantor nor any spouse thereof.

SEE Power of Attorney of record as Instrument Number 20041124-0140820, Register's Office for Davidson County, Tennessee authorizing Alan L. Saturn to sign on behalf of Carl Massaro.

This is improved property known as 1005 13th Avenue, South, Unit #4, 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 MY HAND THIS 3RD DAY OF DECEMBER, 2004

Carl Massaro by Alan L Saturn atty in fact

CARL MASSARO
By: ALAN L. SATURN, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 3rd day of December, 2004, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of CARL MASSARO, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said CARL MASSARO, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5-24-2008

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.