File #200450488

Davidson County DEEDWARR
Recvd: 01/03/05 14:18 2 pgs
Fees:13.00 Taxes:1739.00
20050103-0000642

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(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
Vincent H. Santoro, Jr. and wife, Barbara L. Santoro	OWNER	Map: 131-01-F-12
(NAME) 5076 Marc Drive ~~115 Chatsworth Drive~~	(NAME) 5076 Marc Drive	Parcel:
(ADDRESS) Nashville TN ~~37215~~ 37211	(ADDRESS) Nashville Tn. 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ELBERT O. GARNER AND BRENDA H. GARNER, HUSBAND AND WIFE,,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **VINCENT H. SANTORO, JR. AND WIFE, BARBARA L. SANTORO,** 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 all of Lot No. 12, on the Plan of Chatsworth, as shown by plat appearing of record in Plat Book 5200, Page 575, 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 Elbert O. Garner and Brenda H. Garner, husband and wife, by Warranty Deed dated February 26, 1993 of record in Book 8875, Page 49, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6049, Page 665, as amended in Book 6114, Page 43; By-Laws of record in Book 6049, Page 681, as amended in Book 6114, Page 49; Charter of Chatsworth Homeowners' Association of record in Book 6121, Page 522; Easement for Waterline of record in Book 1108, Page 487; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6710, Page 574; all matters shown on plat of record in Plat Book 5200, Page 575; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 115 Chatsworth Drive, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 30th day of December, 2004.

Elbert O. Garner

Brenda H. Garner

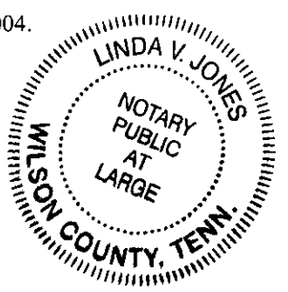
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Elbert O. Garner and Brenda H. Garner, husband and wife, who is 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 30th day of December, 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