RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43700

Davidson County DEEDWARR
Recvd: 03/09/05 14:25 2 pg
Fees:13.00 Taxes:294.15
20050309-0026334

WARRANTY DEED

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

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 7th DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-10-07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHRISTOPHER J. ALDERMAN et ux **1005 13th Avenue, South, Unit #4** **Nashville, Tennessee 37212**	Franklin American Mortgage Co. 501 Corporate Center Dr. #400 Franklin, TN 37067	**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**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER J. ALDERMAN and wife, ANGELA L. ALDERMAN**

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 in 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 the same property conveyed to Carl Massaro, A Married Person, by Quitclaim Deed from Geoffrey B. Little, Unmarried, of record in Instrument Number 20050309-0026333, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse of his.

This is improved property known as **1005 13th Avenue, South, Unit #4, Nashville, Tennessee 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 7th day of March, 2005

X
CARL MASSARO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CARL MASSARO, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 3-10-07

Judy A. Lehman
State of Tennessee Notary Public
Williamson County