Davidson County DEEDWARR
Recvd: 05/07/05 13:40 2 pg
Fees:13.00 Taxes:308.95

20050607-0065012

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43933 **FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$83,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **26th DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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 #
DAVID B. STEWART **c/o MARBUT G. GASTON, JR., TRUSTEE** **2211 Crestmoor Road** **Nashville, TN 37215**	**SAME**	**105-1-A-1**

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**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARBUT GLENN GASTON, JR., TRUSTEE (for DAVID B. STEWART) AS TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, ENCUMBER, RESTRICT, AND/OR CONVEY IN ANY MANNER WHATSOEVER HE DEEMS APPROPRIATE AND/OR NECESSARY, WITHOUT THE REQUIREMENT OF THE JOINDER OF DAVID B. STEWART OR ANY OTHER TRUSTOR AND/OR BENEFICIARY OF SAID TRUST**

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. 1, on the Plan of St. Augustine Court Townhomes, a Planned Unit Development, as shown on Exhibit A-2, to the Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 20050405-0037321, Register's Office for Davidson County, Tennessee and subject to all terms and conditions thereof.

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

By Instrument Number 20050405-0037320, Register's Office for Davidson County, Tennessee, the previously recorded Master Deed in Instrument Number 20041124-0140821 was voided and vacated.

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, #1, 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 26th day of May, 2005.

CARL MASSARO Lori L. Evans

LORI L. EVANS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

& WIFE, LORI EVANS

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 26TH day of May, 2005.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006