Davidson County DEEDWARR
Recvd: 06/20/05 12:44 2 pgs
Fees:13.00 Taxes:294.15

20050620-0070345

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43932

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

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 13th day of June, 2005

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Bandler	America's Wholesale Lender	105-1-A-7
255 Huguenot Street, Apt. 1411	750 Old Hickory Blvd. #180	
New Rochelle, NY 10801	Brentwood, TN 37027	

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/WE,

Carl Massaro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Bandler, married

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 7, St. Augustine Court, as described in Instrument No.: 20041124-0140821, amended in Instrument No.: 20050405-0037320, said Register's Office.

Being PART OF the same property conveyed to Carl Massaro by Warranty Deed from Joel Gordon and wife, Bernice W. Gordon, of record in Instrument No.: 20040504-0050472, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1005 13th Ave. South #7, 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/our hand(s) this 13th day of June, 2005

Carl Massaro by Alan L. Saturn Attorney in Fact

*Power of Attorney record in Instrument No. 20041124-0140820, Register's Office for Davidson County, Tennessee.

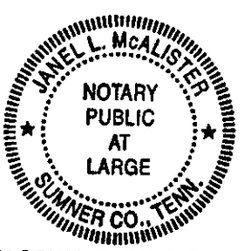
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of June, 2005, personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of Carl Massaro as Attorney in Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said Carl Massaro.

Witness my hand and official seal this 13th day of June, 2005.

Janel L McAlister
Notary Public

My Commission Expires: 3-27-07



MY COMMISSION EXPIRES:
MARCH 27, 2007