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Bk436

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)43785

Davidson County DEEDWARR
Recvd: 07/01/05 14:51 2 pgs
Fees:13.00 Taxes:1350.50
20050701-0076278

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$365,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **30th DAY OF JUNE, 2005.**

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: _____

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
AUGUSTIN ATTWELL **321 Greenway Avenue** **Nashville, Tennessee 37205**	SAME	**104-5-338** **26W 2900**

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 **DANIEL R. SCANGA and wife, SUSAN R. S. SCANGA**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUGUSTIN ATTWELL, an Unmarried Person**

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 Lot No. 296 on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel R. Scanga and wife, Susan R. S. Scanga by Quitclaim Deed from Boyd R. Switzer and wife, Janie J. Switzer, of record in Instrument Number 20040308-0025858 and being the same property conveyed to Daniel R. Scanga and wife, Susan R. S. Scanga and Boyd R. Switzer and wife, Janie J. Switzer, by deed from Associates Relocation Management Company, Inc., a Colorado corporation, of record in Instrument Number 200004030033197, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 321 Greenway Avenue, Nashville, Tennessee 37205

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 our hands this 29th day of June, 2005.

Daniel R. Scanga
DANIEL R. SCANGA

Susan R. S. Scanga
SUSAN R. S. SCANGA

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 DANIEL R. SCANGA and wife, SUSAN R. S. SCANGA, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29 day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

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