Davidson County DEEDWARR
Recvd: 07/06/05 16:17 2 pgs
Fees:13.00 Taxes:475.45

20050706-0077775

WARRANTY DEED

G-CD-05-0304

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon L. Pellatiro	Countrywide Home Loans	
1808 State Street, #304 (ADDRESS)	2021 N. Gallatin Road, Suite 280 (ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	92-12A-304.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAN R.CALDWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANNON L. PELLATIRO AND HUSBAND, KEVIN PELLATIRO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 304, STATE HOUSE MANOR, as established under Master Deed of record in Book 7333, Page 36, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Jan R. Young and husband, Benjamin T. Young by Warranty Deed from Carson C. Driver, Jr., recorded on the 14th day of September, 1988 in Deed Book 7652, Page 786, in the Register's Office of Davidson County, Tennessee. Said Benjamin T. Young having since died leaving Jan R. Young as surviving tenant by the entirety. Jan R. Young having since married and is now known as Jan R. Caldwell. Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 7333, page 36 and Book 7343, page 409, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1808 State Street, #304, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of June, 2005.

Jan R. Caldwell
Jan R.Caldwell

STATE OF Tennessee
COUNTY OF Davidson

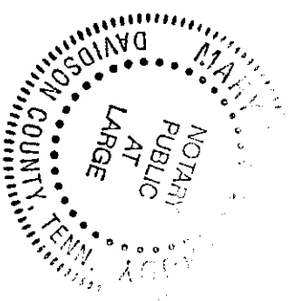
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan R.Caldwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of June, 2005.

Notary Public

My Commission Expires: 7-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903