Davidson County DEEDWARR
Recvd: 07/14/05 12:46 2 pgs
Fees:13.00 Taxes:1387.50

20050714-0081802

WARRANTY DEED

G-CD-05-2403

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,800.00

I, Elizabeth Holden
Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2008
(AFFIX SEAL)

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
Kenneth C. Catania	Suntrust Mortgage, Inc.	
2403 Barton Avenue	(NAME) 201 4th Avenue North 6th Floor	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37219	104-11-320.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 DENISE D. DELICATA AND HUSBAND, HENRY J. DELICATA; AND MATTHEW DELICATA, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH C. CATANIA, UNMARRIED, 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 SITUATED IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: HOUSE AND LOT GENERALLY DESCRIBED AS 2403 BARTON AVENUE, NASHVILLE, TENNESSEE 27212, BEING THE SAME PROPERTY CONVEYED TO C.D. WILLIAMS AND WIFE, PHOEBE B. WILLIAMS, BY DEED FROM ARDIS C. CHANDLER AND WIFE, DELL W. CHANDLER, OF RECORD IN BOOK 3131, PAGE 295, OFFICE OF THE REGISTER FOR DAVIDSON COUNTY, TENNESSEE, THE LEGAL DESCRIPTION IS APPEARING IN THE SAID DEED IS INCORPORATED HEREIN BY REFERENCE. THE ABOVE DESCRIPTION IS IDENTICAL TO THAT DESCRIPTION FOUND IN THE PREVIOUS DEED. THE LOT IS ALSO DESCRIBED AS LOT NO. 53 ON THE PLAN OF BRANSFORD REALTY COMPANIES SUBDIVISION OF EDGAR JONES HOME PLACE, OF RECORD IN BOOK 421, PAGE 7, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO DENISE S. DELICATA, HENRY J. DELICATA & MATTHEW DELICATA BY WARRANTY DEED FROM GEORGE CLAY WILLIAMS AND SUSAN W. KERBO, RECORDED 12/19/01, INST. NO. 20011219-0139906, SAID REGISTER'S OFFICE.

This conveyance is subject to plat of record in Book 421, Page 7, said register's office; and any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2403 Barton Avenue, Nashville, Tennessee 37212
(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 7th day of July, 2005.

Denise D. Delicata

Henry J. Delicata

Matthew Delicata by Henry J. Delicata as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Henry J. Delicata, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Matthew Delicata and acknowledged that he executed the same as the free act and deed of the said Matthew Delicata.

Witness my hand and official seal at
Nashville, TN
on this the 7th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise D. Delicata and Henry J. Delicata 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 7th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903