Davidson County DEEDWARR
Recvd: 07/14/05 14:49 2 pgs
Fees:13.00 Taxes:592.00

20050714-0081958

WARRANTY DEED

G-OSM-05-192

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(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
John Pisciotta	Oak Sreet Mortgage, LLC	
192 Manchester Avenue	11595 North Meridian Street Ste 400	
Nashville, Tennessee 37206	Carmel, IN 46032	83-06 142.00
(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 FRANK IAZZETTA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN PISCIOTTA AND WIFE, ROBIN PISCIOTTA, 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 LOT NO. 24 ON THE MAP OF BEAUMONT PLACE, AS OF RECORD IN BOOK 332, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50.5 FEET ON THE EASTERLY MARGIN OF MANCHESTER AVENUE AND EXTENDS BACK 163 FEET ON THE NORTHERLY SIDE AND 161 FEET 7 INCHES ON THE SOUTHERLY LINE, TO A DEAD LINE MEASURING 50 FEET 2 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED TO FRANK IAZZETTA, UNMARRIED, BY WARRANTY DEED FROM JAMES BYRON SCOGGINS AND WIFE, SHERYL WILLIAMS SCOGGINS, RECORDED ON THE 14TH DAY OF SEPTEMBER, 1999 IN DEED BOOK 11661, PAGE 150, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 332, Page 38, said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 192 Manchester Avenue, Nashville, Tennessee 37206
(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.

Frank Iazzetta by John Hood as Attorney in Fact

Frank Iazzetta by John Hood as Attorney in Fact

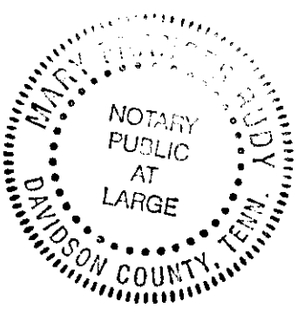
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Hodd, 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 Frank Iazzetta and acknowledged that he/she executed the same as the free act and deed of the said Frank Iazzetta.

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

NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903