WARRANTY DEED

File Box 9-B
First Title & Escrow Co., Inc.
#24435

Davidson County DEEDWARR
Recvd: 07/18/05 09:14 2 pgs
Fees:13.00 Taxes:3089.50

20050718-0082802

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 835,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: ~~April 28, 2009~~
(AFFIX SEAL) 10-26-08

STEP. CHAMPION. NOTARY PUBLIC. WILLIAMSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Mazzella	First Tennessee Bank	144-15.00
(NAME)	(NAME)	
6008 Ashland Drive	2525 West End Ave., #300	65.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Joseph Mark Farrington and wife, Shannon Wolcott Farrington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Mazzella and wife, Ashley H. Mazzella

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. 447 on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, page 142, 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 Joseph Mark Farrington and wife, Shannon Wilcott Farrington by deed from Michael P. Sohr and wife, Linda C. Penelon of record in Book 10589, page 447, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6008 Ashland Drive, Nashville, TN 37215
(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 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 hand s this 12th day of July 2005

Joseph Mark Farrington

Shannon Wolcott Farrington

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Mark Farrington and wife, Shannon Wolcott Farrington

the bargainor s, 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 12th day of July, 2005.

Commission expires April 22, 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public