Davidson County DEEDWARR
Recvd: 07/26/05 09:17 2 pgs
Fees:13.00 Taxes:482.85

20050726-0086573

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,500.00.

Stephanie Roth
AFFIANT

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

NOTARY PUBLIC

My Commission expires: 9.24.05

SHAWN D. HAYNES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires September 24, 2005

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew J. Sherman & wife Jillian C. Sherman	Regions Mortgage	Map 92-13
(NAME)	(NAME)	
3903 Elkins Ave.	215 Forrest Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Hattiesburg, MS 39401	Parcel 201
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Anthony Zappula & wife Patricia Zappula, married

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Matthew J. Sherman & wife Jillian C. Sherman, married

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Being part of Lot No. 2 of Block 25, as shown on the map entitled Charlotte Park Company's Second Addition to Nashville, of record in Plat Book 57, page(s) 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANTHONY ZAPPULA AND WIFE, PATRICIA ZAPPULA, by deed from ELLA LOUISE PRESLEY AND HUSBAND, PAUL PRESLEY AND RICHARD L. BYRD, UNMARRIED, of record in Book 11329, page 69, dated January 29, 1999, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record. Matters shown on the Plan of record in Book 57, page(s) 160 and 161, said Register's Office

The improved property is located at 3903 Elkins Avenue, Nashville, TN 37209

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 12th day of July, 2005.

Anthony Zappula

Patricia Zappula

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 12th day of July, 2005.

My Commission expires:
9.24.05

SHAWN D. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 24, 2005

Notary Public