File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 46535
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/02/05 09:37 2 pgs
Fees:13.00 Taxes:303.40
20050802-0090077

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stan Singley Jessica Singley 255 Timmons St. Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 119-14-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$82,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Minna C. Gioia, married and Jan B. Pass, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stan Singley and spouse, Jessica Singley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 of Block "A" on the Plan of Woodbine Courts of record in Book 1130, page 39 Register's Office for said County.

Said Lot No. 28 of Block "A" fronts 75 feet on the southerly margin of East Timmons Avenue, now known as Timmons Street, and extends back 220.1 feet on the westerly line and 219.6 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Jan B. Pass, married and Minna C. Gioia, married by deed from Valerie Ann Spicer, as Substitute Trustee of record in Doc. No. 20050713-0081034, Register's Office for Davidson County, Tennessee

Subject property is not now, nor has ever been at any time, a residence of the Grantors, herein named.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 39, said Register's Office, which Plan shows a 35 foot minimum building setback line from East Timmons Avenue and a 10 foot easement for public utility purposes along the rear line(s). Restrictions contained in instrument of record in Book 1163, page 441, said Register's Office.

This is improved property, known as: 255 Timmons Street, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2005.

Minna C. Gioia

Jan B. Pass

State of TENNESSEE
County of DAVIDSON

On this 29th day of July, 2005 , before me the undersigned authority, personally appeared Minna C. Gioia and Jan B. Pass , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/25/06

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2005

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24 , 2007

Notary Public