03

Realty Title 48-A

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2005.

Notary Public
My commission expires: 02/22/09

Davidson County DEEDWARR
Recvd: 08/03/05 10:25 2 pg:
Fees:13.00 Taxes:573.50

20050803-0090881

03-0507-32952

Address of New Owner:	Send Tax Bills to:	Tax Information
Earl Delgrosso P.O. Box 201 Madison TN 37116	New Owner	042-11-0-018.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **D. Steven Thomas and wife, Denise R. Thomas**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Earl Delgrosso and wife, Diane Delgrosso**, hereinafter called the Grantees, their successors 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. 34, on the Plan of Section Two, Morning View Subdivision, of record in Book 2133, Page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to D. Steven Thomas and wife, Denise R. Thomas by deed from Bob L. Andrews and wife, Patricia M. Andrews by and through Attorney In Fact, Bob L. Andrews, dated April 30, 1991, of record in Book 8344, Page 670, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 601 North Graycroft Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of July, 2005.

D. Steven Thomas

Denise R. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, D. Steven Thomas and Denise R. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of July, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09