After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **44238**

LEEZA OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 14:34 2 pgs
Fees:13.00 Taxes:1184.00
20051101-0132046

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
GUISTO NARDONE, IV **1806 Eastland Avenue** **Nashville, TN 37206**	Same as new owner	**83-6-370** **23W 10345**

FOR AND IN 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, DEIRDRE E. McADAMS and husband, DENNIS E. McADAMS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GUISTO NARDONE, IV**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Being parts of Lots Nos. 5 and 8 in W. L. Horn's Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, June 21, 1957, and being designated as Tract "A" thereon, as follows:

Beginning at a point in the Southerly margin of Eastland Avenue, the same being marked by an iron pin located 111 feet Easterly from the Easterly margin of North 17th Street, formerly Hughes Street; thence with the margin of the same, South 86 degrees 30' East 111 feet to an iron pin; thence south 3 degrees 45' West 305 feet to an iron pin; thence North 86 degrees 30' West 116 feet to an iron pin and fence corner; thence with an old established wire fence, North 4 degrees 45' East 305 feet to the point of beginning.

Being the same property conveyed to Deirdre E. McAdams and husband, Dennis E. McAdams by deed from Phil B. Green, unmarried, of record in Instrument Number 20040803-0093026, Register's Office for Davidson County, Tennessee.

This is improved property known as **1806 Eastland Avenue, Nashville, Tennessee 37206**

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 HANDS THIS 14TH DAY OF OCTOBER, 2005.

DEIRDRE E. McADAMS by Dennis E. McAdams Atty in Fact

DENNIS E. McADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of October, 2005, before me personally appeared DENNIS E. McADAMS, to me known to be the person who executed the foregoing instrument in behalf of DEIRDRE E. McADAMS, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said DEIRDRE E. McADAMS, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DENNIS E. McADAMS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006