Davidson County DEEDWARR
Recvd: 07/03/06 10:01 2 pgs
Fees:13.00 Taxes:1387.50

20060703-0078968

WARRANTY DEED

G-VRE-06-1501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 3.20.2010
(AFFIX SEAL)

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie J. Dow	Wells Fargo Home Mortgage (NAME)	
1501 Dallas Avenue	P.O. Box 17339	117-4-189
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Baltimore, MD 21297-1339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTINE TOSCANO F/K/A CHRISTINE TOSCANO SINGLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BONNIE J. DOW AND JOHN SLOOP, BOTH UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 28 IN VICTORIA PLACE, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 28 FRONTS 62 1/2 FEET ON THE SOUTHERLY SIDE OF DALLAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 130 1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM LLOYD SINGLEY TO CHRISTINE TOSCANO, FORMERLY KNOWN AS CHRISTINE TOSCANO SINGLEY AS RECORDED ON THE 3RD DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060403-0037191 AND WARRANTY DEED FROM SARAH TURRELL HOOD AND HUSBAND, HENRY S. HOOD TO CHRISTINE T. HOLLOWELL, UNMARRIED AS RECORDED ON THE 18TH DAY OF AUGUST, 1992 IN BOOK 8705, PAGE 332, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1501 Dallas Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of June, 2006.

Christine Toscano
Christine Toscano

STATE OF Tennessee
COUNTY OF Davidson

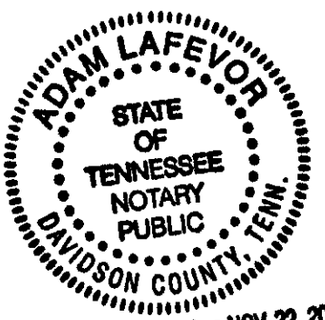
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine Toscano, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 28th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903