Davidson County DEEDWARR
Recvd: 07/24/06 15:04 2 pgs
Fees:13.00 Taxes:388.13

20060724-0089017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$104,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF July, 2006

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3.31.07
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian J Paro 916 Boscobel St Nashville, TN 37206	Taylor Bean 1417 N Magnolia Av Ocala,FL34475	Map 82-16 Parcel 352

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,

Brian Poile

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christian J Paro

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No 7 on the Map of W.W. Totten's Addition, of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 50 feet on the South Side of Boscobel Street and runs back between parallel lines, 175 feet, to an alley.

Being the same property conveyed to Brian Poile, by deed from Kenneth Reeder and wife, Elizabeth Reeder, dated June 29, 2006, of record in Instrument Number 20060703-0079215, Register's Office for Davidson County, TN.

Brian Poile being an unmarried man.

This conveyance is made subject to the following:
1) 2006 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 916 Boscobel Street, Nashville, TN 37206
(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 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 my hand(s) this 21 day of July, 2006.

Brian Poile

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brain Poile, with whom I am personally acquainted, (or who 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, at office, this 21 day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 3.31.07

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027