RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44919

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 15:34 2 pgs
Fees:13.00 Taxes:240.50
20060919-0116125

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
14th DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JAMES K. BOULTON		**105-7-2**
1812 Elliott Ave.	SAME	**15W 9690**
Nashville, TN 37203		

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 **I, JOHN GIARDINA**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **JAMES K. BOULTON**

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

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot No. 81 in Humphreys, Houston and Martin's Addition to Nashville, a plan of which is of record in Plan Book No. 1, page 35, Chancery Court, and in Book 36, page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 50 feet on the Northerly side of Humphreys Street, and runs back between parallel lines with the Westerly margin of Brown Street 150 feet to an alley.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

BEING the same property conveyed to John Giardina by deed from Jack Alonzo Best, Sr., and Jacquelyn Sue Gambill and Jeffery Alan Best, of record in Instrument Number 20040602-0064373 and re-recorded in Instrument Number 20050812-0095940, Register's Office for Davidson County, Tennessee.

THIS property has been used as investment property and has never been the residence of Grantor nor any spouse of his.

This property is improved property known as 444 Humphreys Street, Nashville, Tennessee 37203

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 this 14th day of September, 2006.

JOHN GIARDINA

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 JOHN GIARDINA, 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 September, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010