Davidson County DEEDWARR
Recvd: 10/05/06 14:32 2 pgs
Fees:13.00 Taxes:851.00

20061005-0124035

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44877

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian J. Paro	Taylor, Bean, & Whitaker Mortgage Corp.	105-1-114
401 Bowling Av #20	1417 North Magnolia Ave.	
Nashville, TN, 37205	Ocala, FL 34475	

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/WE,

Paul Douglass, Jr.

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:

Land in Davidson County, Tennessee, being the South 47 1/2 feet of Lot N. 119 on the Map of Spurr's Subdivision of the Boyd Ament Tract, of Record in Book 21, page 83, Register's Office for said County. Said part of Lot No. 119 fronts 47 1/2 feet on the westerly side of Villa Place and runs back between parallel lines 150.8 feet to an alley.

Being the same property conveyed to T. J. Douglass, a single man, by deed of record in Book 1250, page 12, Register's Office for Davidson County, Tennessee. T. J. Douglass died on August 9, 1947, and Paul Douglass (Sr.) took adverse possession of the subject property and occupied it as his personal residence from August 9, 1947, until his death on February 16, 2006. At the time of T. J. Douglass's death, he was survived by four children, his only heirs at law: Paul Douglass (Sr.), Thomas J. Douglass, Jr., Audrey Love, and Naomi Williams. Thomas J. Douglass, Jr. and Audrey Love conveyed their respective interests to Paul Douglass (Sr.) by deed of record in Book 7032, Page 989, said Register's Office. Naomi Williams has since died, leaving two heirs at law, Elynor Williams and Gwendolyn Demps, who have executed quitclaim deeds to Paul Douglass, Jr. At his death on February 16, 2006, Paul Douglass, Sr. left Paul Douglass, Jr. as his sole heir at law.

Unimproved ( )
This is improved (X) property known as 1025 Villa Place, Nashville, TN 37212

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/our hand(s) this 15th day of September, 2006

Paul Douglass, Jr.
Paul Douglass, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Paul Douglass, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th 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