Davidson County DEEDWARR
Recvd: 12/04/06 16:09 2 pgs
Fees:13.00 Taxes:917.60

20061204-0149574

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $248,000.00.

Subsribed and sworn before me this the 1st day of December, 2006.

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 600903

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Donald Zuccarello and wife, Katy Zuccarello
2513 Westwood Avenue
Nashville, TN 37212

Send tax bills to:
Capital Bank & Trust
1808 West End Avenue, Ste 60
Nashville, TN 37203

Map 104-15 Parcel 383

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Carl G. Hellerqvist and wife Christine Hellerqvist

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Donald Zuccarello and wife, Katy Zuccarello

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the west one-half of Lot No. 42 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being all of the property conveyed to Carl G. Hellerqvist by Quitclaim Deed of record in Instrument No. 20020510-0057967; dated 5/3/02; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 2513 Westwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 1st day of December, 2006.

Carl G. Hellerqvist

Christine Hellerqvist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Carl G. Hellerqvist and Christine Hellerqvist , the bargainor(s), 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, this 12/01/06.

My commission expires:

_____

Notary Public



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010