Davidson County DEEDWARR
Recvd: 01/02/07 15:01 2 pgs
Fees:13.00 Taxes:602.73

20070102-0000606

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$162,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF DECEMBER, 2006.

Patricia M. Gwin
Notary Public

MY COMMISSION EXPIRES: 11-23-2008

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE PATRICIA M. GWIN

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

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
VANESSA PARKER-DAVIS **1520 16TH Avenue, South, No. 2** **Nashville, TN 37212**	NEW OWNER	**P/O 104-8-345** **For 2007 Use** **104-8-K-2**

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, CARL P. MASSARO and wife, LORI L. EVANS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **VANESSA PARKER-DAVIS and BERTHA V. PARKER-DAVIS**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 2 on the Plan of Little 16 Condominium as established by Master Deed of record as Instrument Number 20061204-0149247 and shown on Exhibit A thereto, Register's Office for Davidson County, Tennessee and subject to all terms and conditions set forth therein.

Being part of the property conveyed to Carl P. Massaro and wife, Lori L. Evans by deed from Crews Johnston LLC and SRT Holdings, LLC, of record in Instrument Number 20060523-0060529, Register's Office for Davidson County, Tennessee.

This is improved property known as 1520 16th Avenue, South, No. 2, Nashville, Tennessee 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 our hands this 19th day of December, 2006.

CARL P. MASSARO

Lori L. Evans

LORI L. EVANS

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 CARL P. MASSARO and wife, LORI L. EVANS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19TH day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.