WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/07 10:30 2 pgs
Fees:13.00 Taxes:170.20
20070201-0013222

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 31st day of January, 2007.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nick Dorroll	Countrywide Home Loans, Inc.	071-08-0-136.00
1319 Venus Drive	3011 Armory Drive, Suite 120	
Nashville, TN 37217	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Augustus Franklin Bacigalupo**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nick Dorroll**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 149 on the plan of Section 1, Joywood Heights, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Augustus Franklin Bacigalupo and wife, Patricia Bacigalupo, by deed from Randall F. Silkey and wife, Mary Lee Silkey, on November 21, 1977, of record in Book 5225, page 185, Register's Office for Davidson County, Tennessee. The said Patricia Bacigalupo having died, leaving property to Augustus Franklin Bacigalupo by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 91, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4632, page 626, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2102 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 31, 2007.

Augustus Franklin Bacigalupo
Augustus F. Bacigalupo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Augustus Franklin Bacigalupo** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 31, 2007

My commission expires 9-22-07

Notary Public

