WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/07 13:22 2 pgs
Fees:13.00 Taxes:384.80

20070201-0013355

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $104,000.00.

Affiant

Subscribed and sworn to me on January 30, 2007

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jan Baker Pass and Minna Cook Gioia 121 13th Avenue Circle Nashville, TN 37212	Jan Baker Pass and Minna Cook Gioia P.O. Box 159136 Nashville, TN 37215	105-10-598.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward M. DesPrez and wife, Karla J. DesPrez, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jan Baker Pass and Minna Cook Gioia, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Revised Section 98, Edgehill Estates, of record in Book 4860, Page 54 and amended in Book 7907, Page 103, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward M. DesPrez and wife, Karla J. DesPrez by Warranty Deed dated December 18, 2002 from Annie E. Chase, married of record as Instrument No. 20030106-0002204, Register's Office for Davidson County, Tennessee. The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to all matters appearing on the plan of record in Plat Book 4860, Page 54 and amended in Book 7907, Page 103, Register's Office for Davidson County, TN; and
3. Council Bill No. 75-1245 for street and alley closures abandoning a portion of Marshall Streets, Alleys No. 395 and 427, and portions of Alleys No. 426 and 430, said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 121 13th Avenue Circle, 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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on January 30, 2007.

Edward M. DesPrez

Karla J. DesPrez

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 30, 2007, before me personally appeared Edward M. DesPrez and wife, Karla J. DesPrez to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 30, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE