Davidson County DEEDWARR
Recvd: 02/13/07 12:23 2 pgs
Fees:13.00 Taxes:295.63

20070213-0018331

WARRANTY DEED

G-VRE-06-1016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2007.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 8, 2010

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aldo C. Calabrese	Aldo C. Calabrese	
1014 Stockell Street (ADDRESS)	(NAME) 1014 Stockell Street (ADDRESS)	82-03-172.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we JAMES ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALDO C. CALABRESE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 5 FEET OF LOT NO. 35 AND THE SOUTH 40 FEET OF LOT NO. 36 IN THE BENEDICT LAND COMPANY'S SUBDIVISION OF NORTHEAST NASHVILLE, THIS IS SUBDIVISION OF THE LINDSLEY TRACT AND OF RECORD IN PLAN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS NUMBERS 35 AND 36 FRONT TOGETHER 45 FEET ON THE WESTERLY SIDE OF STOCKELL STREET AND RUN BACK BETWEEN PARALLEL LINES 179 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM I. DYKE TATUM, SUBSTITUTE TRUSTEE TO JAMES ROBERTS AS RECORDED ON THE 11TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060911-0112041 AND WARRANTY DEED FROM CHARLES SIMMS AND PETER REGINALD MORRIS AND ROBERT MACK RONEY TO MARY L. HARDEMAN AS RECORDED ON THE 2ND DAY OF MAY, 2002 IN INSTRUMENT NO. 20020502-0054248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1014 Stockell Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of February, 2007.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

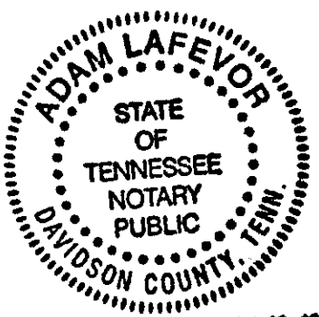
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903