Davidson County DEEDWARR
Recvd: 03/01/07 10:21 2 pgs
Fees:13.00 Taxes:240.50

20070301-0025248

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-21-07

(AFFIX SEAL)

WARRANTY DEED

B-HDH-07-2507

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
Dominic Decesare	Comunity Lending (NAME)	
2507 Jones Avenue	PO Box 700	07104009000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Morgan Hill CA 95038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAURIE ELIZABETH GREEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOMINIC DECESARE, _____, 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 northerly part of Lot No. 344 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said part of said lot fronts 55 feet on the east side of Jones Avenue and runs back between lines, 132.6 feet on the north line and 155 feet on the south line to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to Laurie Elizabeth Green by deed from Ronald S. Pardue of record in Instrument 200110190114080 on 10/15/2001 and filed for record on 10/19/2001, Register Office for said County.

This Conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 1130, Pages 92 & 93, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2507 Jones Avenue, 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 26th day of February, 2007.

Laurie Elizabeth Green

Laurie Elizabeth Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie Elizabeth Green, 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 26th day of February, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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