THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Joel P. Blazewicz 510 Wesley Avenue Nashville, TN 37207	Weichert Financial Services 225 Littleton Road Morris Plains, NJ 07950	71-8-231 12DZ 3175

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,

Thomas G. Saffell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel P. Blazewicz, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot Number 54, on the Plan of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Saffell, unmarried by Deed, dated May 31, 2000 of record in Instrument No. 200006020055108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 03/12/07 13:56 2 pgs
Fees:13.00 Taxes:333.00
20070312-0030166

This is improved property known as: 510 Weslev Avenue Nashville. TN 37207

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 9th day of March, 2007

Thomas G. Saffell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Thomas G. Saffell, unmarried

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 9th day of March, 2007

K. J. Losh
Notary Public

My Commission expires July 24, 2007

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of March, 2007

My Commission Expires: July 24, 2007

K. J. Losh
Notary Public

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN