Davidson County DEEDWARR
Recvd: 06/06/07 12:07 2 pgs
Fees:13.00 Taxes:444.00

20070606-0067794

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Robert Azzarito	Wachovia Mortgage	044-15-0-093.00
905 Berry Street	1100 Corporate Center Drive	
Old Hickory, TN 37138	Raleigh, NC 27607	

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, **James D. Gary**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Robert Azzarito** married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75, Section D, on the Plan of Village of Old Hickory, of record in Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to James D. Gary, married from Alice Faye Huffines by deed dated 4/28/05 of record in Instrument No. 20050510-0052566, said Register's Office and amended by Affidavit of Scrivener's Error of record in Instrument No. 20070410-0042495, said Register's Office.

This is improved property known as: 905 Berry Street, Old Hickory, TN 37138

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. Whenever 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 25th day of May, 2007.

James D. Gary

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named James D Gary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 25 day of May, 2007.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me this 25 day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY