Davidson County DEEDWARR
Recvd: 07/25/07 11:02 2 pgs
Fees:13.00 Taxes:1050.80
20070725-0088161

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$284,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2007.

Notary Public

My commission expires: May 2, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dana Smith	**Countrywide Home Loans, Inc**	**Map 103-03, Parcel 276.00**
4806 Nebraska Avenue	**801 Crescent Centre Drive #510**	
Nashville, TN 37209	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Gary M. Abbagnaro, married

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

Dana Smith , a single man

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 No. 1, Nebraska Burns Subdivision, of record in Book 8250, Page 233, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fron 50 feet on the North side of Nebraska Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Gary M. Abbagnaro, a single person by deed dated February 2, 1995 from Boynton Hussey and wife Diane Luise Hussey and Kimberly M. Hussey Ross and husband, Thomas Ross of record in Book 9588, Page 802, Register's Office for Davidson County, Tennessee.

Alison Ramsey Abbagnaro joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Gary M. Abbagnaro.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **4806 Nebraska Avenue, Nashville, TN 37209**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 25th day of June, 2007.

Gary M. Abbagnaro

Alison Ramsey Abbagnaro by Gary M. Abbagnaro, her attorney-in-fact by law

By: Gary M. Abbagnaro, Her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gary M. Abbagnaro, married,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **June, 2007.**

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Gary M. Abbagnaro with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Alison Ramsey Abbagnaro, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Alison Ramsey Abbagnaro the within named bargainor(s) by the said Gary M. Abbagnaro as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the day of June, 2007.

Robin S Edwards
NOTARY PUBLIC

My Commission Expires: 2/26/201

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY