Davidson County DEEDWARR
Recvd: 08/02/07 10:09 2 pgs
Fees:13.00 Taxes:666.00

20070802-0091823

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2007.

Notary Public
My commission expires:

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

05-0707-63709

Address of New Owner:	Send Tax Bills to:	Tax Information
Peter Bales 638 Stanvid Drive Nashville TN 37216	Countrywide Mortgage Ventures, LLC dba Commerce Union Mortgage MSN-SV22 PO Box 10212 Van Nuys, CA 91410-0210	61-02-0-162

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothy Wilson, Devisee of The Estate of Ruth Garvin and Edward Yovella, Heir at Law of The Estate of Ralph J. Yovella and wife, Norma V. Yovella and Carmella Incorviaia Heir at Law of The Estate of Ralph J. Yovella and wife, Norma V. Yovella**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Peter D Bales and wife, Stephanie L Bales**, hereinafter called the Grantees, their successors 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. 347, on the Plan of Gra-Mar Acres, Section XI, Second Addition, of record in Book 3500, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph J. Yovella and wife, Norma V. Yovella and Ruth V. Garvin by Quitclaim Deed from John Everett Venable and wife, Rosemary F. Venable, dated October 21, 1976, recorded October 28, 1976, of record in Book 5082, Page 568, Register's Office for Davidson County, Tennessee. The said Ralph J. Yovella having since died, November 23, 2006, and the said Norma V. Yovella, having predeceased, November 13, 2006, Ralph J. Yovella. The said Ruth V. Garvin having since died, December 24, 2006.
**
Norma V. Yovella and Norma Alice Yovella are one in the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 638 Stanvid Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

** Affidavit as to Heirs, of record as Instrument NO. 20070802-0091823 Register's Office for Davidson County, Tennessee.

WITNESS my hand this 27th day of July, 2007.

Dorothy Wilson

Carmella Incorvaia

By: Edward Yovella, her attorney in fact

Edward Yovella

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy Wilson and Edward Yovella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 27th day of July, 2007.

Notary Public
State of Tennessee at Large

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

My Commission expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Edward Yovella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Carmella Incorvaia and that he is authorized by Carmella Incorvaia to execute this instrument on her behalf.

Witness my hand and seal at HENDERSONVILLE, Tennessee, this 27th day of July, 2007.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010