WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/07 10:08 2 pgs
Fees:13.00 Taxes:436.60
20070921-0112896

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2007

Notary Public:

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

DANA P. MASON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christina Catalanotto	Avenue Bank	Parcel ID:
120 Antioch Woods Way	209 10th Ave. S., Ste 250	16301006900
Antioch, TN 37013	Nashville, TN 37203	

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

Richard W. Argo and wife, Pattie J. Argo

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christina Catalanotto, 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:

BEING Lot No. 19, on the Plan of Antioch Woods, Section Two, of record in Plat Book 9700, Page 799, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard W. Argo and Pattie J. Argo, husband and wife, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20040520-0059392, said Register's Office.

This conveyance is subject to Restrictions of record in Book 10901, Page 258, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 799, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 120 Antioch Woods Way, Antioch, TN 37013

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 14th day of September, 2007.

Richard W. Argo

Pattie J. Argo

STATE OF FLORIDA
COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Argo and wife, Pattie J. Argo, 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 and official seal at Altamonte Springs, Florida, this 14 day of September, 2007.

My Commission Expires: 2/11/2010

Meredith L. Taitano
Notary Public

Notary Public State of Florida
Meredith L Taitano
My Commission DD509239
Expires 02/11/2010