21177-3
Box 14A

Davidson County DEEDWARR
Recvd: 02/20/08 09:09 2 pgs
Fees:13.00 Taxes:1047.10

20080220-0016382

RECORD AND RETURN TO: JTC
~~SATURN & MAZER TITLE SERVICES, INC~~
~~212 THIRD AVE NORTH~~
~~NASHVILLE, TN 37201~~
SP45627

WARRANTY DEED

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: July 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duncan Rowe	New Owner	105-10-209
750 Roycroft Place		
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, I/WE,

Christopher J. Catanzaro, unmarried

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

Duncan Rowe and wife, Jeannie Rowe

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. 31 on the Plan of C. S. Caldwell's Roycroft Addition, as of record in Plat Book 332, Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher J. Catanzaro, a single person, by deed from Judi K. Gottier, a single person, of record in Book 9505, page 752, Register's Office for Davidson County, Tennessee.

"This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Christopher J. Catanzaro, pursuant to a Power of Attorney executed by same on the 20th day of Feb., 2008, of record in Instrument No. 20080220 0016381, Register's Office for Davidson County, Tennessee."

Unimproved ( )
This is improved (X) property known as 750 Roycroft Place, Nashville, TN 37203

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 my/our hand(s) this 15th day of February, 2008

X Christopher J Catanzaro by Benny W Amos, ADF

Christopher J. Catanzaro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, BENNY W. AMOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for **CHRISTOPHER J. CATANZARO**, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of **CHRISTOPHER J. CATANZARO** as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2008

Alan D. Mazer

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010