

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$109,500.00** (One Hundred Nine Thousand Five Hundred).

Rebekah Sim
AFFIANT

Subscribed to and sworn before me this 31st day of July, 2008.

Stacey Denson Palmer
NOTARY PUBLIC MY COMMISSION EXPIRES: 11/22/08 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

Davidson County DEEDWARR
Recvd: 08/06/08 09:27 2 pgs
Fees:13.00 Taxes:405.15
20080806-0080901

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Calle M. Fielden 631 Lischey Avenue Nashville,TN 37207	Realty Mortgage 7000 Executive Center Dr. Ste 200 Brentwood TN 37027	082-07-0-372.00

WARRANTY DEED

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, **TIMOTHY A. BOZZA AND WIFE VERONICA BOZZA,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CALLE M. FIELDEN,*** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

*a single woman

LAND in Davidson County, Tennessee, being Lot No. 16, on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, page 55, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 16 fronts 18.34 feet on the east side of North 4th Street, and extends back 159.04 feet on the south line and 159.06 feet on the north line, to an alley in the rear on which it measures 18.34 feet.

Being the same property conveyed to Timothy R. Bozza and wife, Veronica Bozza in Instrument 20080229-0020204, Register's Office for Davidson County, Tennessee.

Timothy R. Bozza executes this instrument as Attorney-in-Fact on behalf of Veronica Bozza, pursuant to the Power of Attorney recorded in Instrument No. 20080806 0080900, Register's Office for Davidson County.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **631 LISCHEY AVENUE** **NASHVILLE,TN37207**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 31st day of July, 2008

Timothy A. Bozza

BY: **Timothy A. Bozza, Attorney-In-Fact**

Veronica Bozza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy A. Bozza** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of July, 2008.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy R. Bozza**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Veronica Bozza**, and acknowledged that he executed that same as the free act and deed of the said **Veronica Bozza**.

WITNESS my hand and official seal this the 31st day of July, 2008.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

LTSR Number:

GTE File: 2008