07

REALTY TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$179,000.00** (One Hundred Seventy Nine Thousand).

Rachel J Wells.
AFFIANT

Subscribed to and sworn before me this 31st day of March, 2009.

Notary Public
NOTARY PUBLIC MY COMMISSION EXPIRES: 1-7-2012

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lisa M. Kelley ~~4465 Frost Street~~ 1007 Morgans Landing Court Nashville, ~~TN 37~~214 Brentwood, TN 37027	~~FIFTH THIRD MORTGAGE~~ ~~5001 Kingsley Drive~~ ~~Cincinnati, OH 45227~~ NEW OWNER	062-02-0B092.00

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, **VERONICA BOZZA AND HUSBAND TIMOTHY ROY BOZZA,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LISA M. KELLEY AND HUSBAND SCOTT KELLEY,** 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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of First Amendment of Abbington Park, Phase One, Section Three, a Planned Unit Development, as shown on plat of record in Instrument No. 20040728-0090230, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Veronica Bozza and husband, Timothy Roy Bozza by Deed of record in Instrument No. 20041109-0134900, Register's Office for Davidson County, TN .

BILL GARRETT, Davidson County
Trans:T20090022600 DEEDWARR
Recvd: 04/06/09 09:49 2 pgs
Fees:13.00 Taxes:662.30
20090406-0031009

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: **4465 FROST STREET** **NASHVILLE,TN37214**

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.

LTSR Number:

GTE File: 2009

WITNESS, this 31st day of March, 2009

Veronica Bozza

Timothy Roy Bozza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Veronica Bozza and Timothy Roy Bozza** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of March, 2009.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

LTSR Number:

GTE File: 2006