BILL GARRETT, Davidson County
Trans:T20090067895 DEEDWARR
Recvd: 10/05/09 15:18 2 pgs
Fees:13.00 Taxes:351.50
20091005-0092588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $ 95,000.00.

AFFIANT

Subscribed to and sworn before me this 30th day of September, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

(NOTARY SEAL)

My Commission Expires JAN. 7, 2013

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:
Clark Christian 625 Lischey Avenue Nashville,TN 37207	F&M Bank 50 Franklin Street Clarksville, Tennessee 37040	Map 82-07 Parcel 369

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 R. BOZZA AND WIFE VERONICA BOZZA,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CLARK CHRISTIAN, MARRIED,** 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. 13 on the Plan of Village Manor of record in Plat Book 3300, Page 55, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy R. Bozza and wife, Veronica Bozza by Deed from Mark Lepera, married of record in Instrument Number 20071029-0127155, 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. *, Register's Office for Davidson County, Tennessee.

*20091005 0092587

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: **625 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.

LTSR Number:

GTE File: 2009

WITNESS, this 30th day of September, 2009

X Veronica Bozza

Veronica Bozza

X _____ BY: X _____ A I F

Timothy R. Bozza **Timothy R. Bozza, Attorney-In-Fact**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy R. 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 30th day of September, 2009.

_____
Notary Public

Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2009, 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 30th day of September, 2009.

_____
Notary Public

Commission Expires: _____

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