STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20100039510 DEEDWARR
Recvd: 06/29/10 11:07 2 pgs
Fees:13.00 Taxes:418.10
20100629-0050658

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2010.

Notary Public
MY COMMISSION EXPIRES: 8/20/2013
File No. 10-0887D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Orazio Joseph Strano and Mary Lou Strano, husband and wife (NAME) 166 Walnut Hill Rd. ~~256 Timmons Street~~ (STREET ADDRESS) Bethel, CT 06801 ~~Nashville, TN 37211~~ (CITY) (STATE) (ZIP)	New Owner (NAME) " (STREET ADDRESS) " (CITY) (STATE) (ZIP)	119-14-66

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 HEREBYACKNOWLEDGED, WE, **J. Craig Myrick, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Orazio Joseph Strano and Mary Lou Strano, husband and wife,** 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. 5 and the westerly 25 feet of Lot No. 6 on Block "D" on the plan of WOODBINE COURTS, PART TWO, not of record, and described as follows:

Beginning at a point in the northerly margin of East Timmons Avenue, the common corner of Lots 4 and 5; thence with the line between said lots, northerly 156.5 feet to a point; thence easterly 100 feet to a point in the south line of Lot 24; thence southerly parallel to the line between Lots 4 and 6, 156.50 feet to the northerly margin of East Timmons Ave; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to J. Craig Myrick, a single person from Velva Lynn Mcnally Troyer and spouse Michah Troyer, by Deed dated February 26, 1999, in Book 11359, Page 903, in the Register's Office for Davidson County, Tennessee.

This is not the martial residence of the grantor nor the grantors spouse.
Subject to any and all plats, easements, restrictions, and the following other matters of record.
Restrictions as recorded in Book 1163, page 441, Register's Office for Davidson County, Tennessee.
Easement for sanitary sewers and/or storm drainage as recorded in Book 4197, page 396, Register's Office for Davidson County, Tennessee.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 256 Timmons Street, Nashville, TN 37211.

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. 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 my/our hand(s) this 23rd day of June, 2010.

J. Craig Myrick

June 23, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named J. Craig Myrick, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of June, 2010.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066