Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0021T

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00

Affiant

BILL GARRETT, Davidson County
Trans:T20100052470 DEEDWARR
Recvd: 08/24/10 10:15 2 pgs
Fees:13.00 Taxes:808.45
20100824-0066827

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE12th day of August, 2010

Notary Public
Commission Expires: 5/8/2012

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Frank L. Stephens and Angela R. Stephens 6314 St. Henry Nashville, TN 37205	Frank L. Stephens and Angela R. Stephens 6314 St. Henry Nashville, TN 37205	129-08-0-041.00

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,

John D. Di Vittorio and wife, Alberta L. Di Vittorio, Trustees U/A/D Dated October 27, 1994

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank L. Stephens and Angela R. Stephens

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:

Being Lot No 22, on the Plan of Warner Park Valley, Section I, if record in Book 3600, page 12, 13 & 14, said Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 22 fronts 86.8 feet on the northerly side of 51. Henry Drive and runs back 179.1 feet on the easterly line and 194.6 feet on the westerly line in the rear on which it measures 131 feet.

Being the same property conveyed to John D. Di Vittorio and wife, Alberta L. Di Vittorio by Warranty Deed from Jack I. Klein and wife, Libby M. Klein, and recorded on June 2, 1974, of record in Book 4822, page 578, said Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to John D. Di Vittorio and wife, Alberta L. Di Vittorio, Trustees U/A/D dated October 27, 1994, by Quitclaim Deed from John Di Vittorio and wife, Alberta L. Di Vittorio, individually, on October 28, 1994, of record in Book 6504, page 741, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6314 St. Henry Nashville TN 37205.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of August, 2010

John D. Di Vittorio, Trustee

Alberta L. Di Vittorio, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared John D. Di Vittorio and Alberta L. Di Vittorio with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Trustees of John D. Di Vittorio and wife, Alberta L. Di Vittorio, Trustees U/A/D/ dated October 27, 1994, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by themselves as Trustees.

Witness my hand and official seal at office this 12th day of August, 2010.

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

Notary Public

Commission Expiration: 5/8/2012

Witness my hand and official seal at _____, Tennessee this 12th day of August, 2010.

Notary Public

Commission Expires: