Davidson County DEEDWARR
Recvd: 07/11/01 15:45 2pgs
Fees:13.00 Taxes:711.88

20010711-0074071

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $192,400.00.

Subsribed and sworn before me this the 28th day of June, 2001.

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

(Affix Seal) Notary Public my commission expires 1/29/05

H-0150

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013116
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Troy A. Abruzzo and wife, Natalie R. Abruzzo
2716 Rosedale Place
Nashville, TN 37211

Send tax bills to:
Pulte Mortgage Corporation
7475 S. Joliet Street
Englewood, CO 80112

Map 118-3 Parcel 111

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nick G. Anton and wife, Tiffany A. Anton

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Troy A. Abruzzo and wife, Natalie R. Abruzzo

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 47 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nick G. Anton and wife, Tiffany A. Anton, by Warranty Deed of record in Book 11514, page 663, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 2716 Rosedale Place, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of June, 2001.

Nick G. Anton

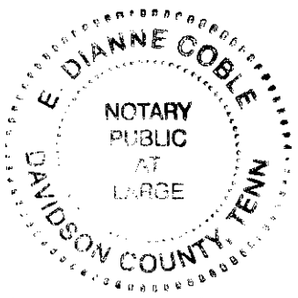
Tiffany A. Anton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2001, before me personally appeared Nick G. Anton and wife, Tiffany A. Anton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. Witness my hand and official seal at Brentwood, Tennessee, the day and year aforesaid.

My commission expires:

Notary Public



My Commission Expires Sept. 25, 2004