(2)

BK 36

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/02 15:55 2pgs
Fees:13.00 Taxes:2127.50

20020115-0006217

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 575000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF January, 2002

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #17882sp

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
116 Savoy Circle Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	104-14-G-127.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, STEVE M. HAYS and BEVERLY A. HAYS, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto ALFONSO TORQUATI and wife, ANNA SPAGNOLI, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Final Plat of Whitworth, Phase 2, of record in Book 7900, page 470, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Steve M. Hays and wife, Beverly A. Hays, by Deed from Scruggs Home Builders, LLC, of record in Book 11023, page 692, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 7900, page 470, in the Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, as amended in Book 8282, page 45, Book 8830, pages 249 and 270, Book 9144, page 153, and Book 9778, page 27, in said Register's Office; and
5. Conveyance of common areas to Homeowners' Association of record in Book 9778, page 32, in said Register's Office.

This property is also known as improved property located at 116 Savoy Circle, 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 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 our hands this 9 day of January, 2002.

Steve M. Hays by Beverly A. Hays Atty in fact

STEVE M. HAYS by BEVERLY A. HAYS
AS ATTORNEY-IN-FACT

Beverly A. Hays

BEVERLY A. HAYS

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 9, 2002, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEVERLY A. HAYS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument on behalf of STEVE M. HAYS as his Attorney-in-Fact, as the free act and deed of the within named STEVE M. HAYS.

Witness my hand and official seal at Nashville, Tennessee this 9 day of January, 2002.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

J. Michael Morgan

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 9, 2002, before me personally appeared BEVERLY A. HAYS to me know (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 (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 9 day of January, 2002.

J. Michael Morgan

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE