THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21161-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $164,500.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Lisa Marie DiLuigi Ana Maria Durelli DiLuigi Revovocable Trust 7252 Hwy 70 S. # 1408 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142.07 Parcel No. 077.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William D. Smith**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Marie DiLuigi, unmarried, and Ana Maria DiLuigi and James A. DiLuigi as Trustees of the Ana Maria Durelli DiLuigi Revocable Trust dated July 14, 2000, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, as joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7252 Hwy 70 S. # 1408, Nashville, Tennessee, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 22, 2003.

William D. Smith

Davidson County DEEDWARR
Recvd: 08/01/03 14:59 2pgs
Fees:13.00 Taxes:608.65

20030801-0109519

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William D. Smith**, 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, at office, this 22nd day of July, 2003.

Notary Public

My Commission Expires

OR

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 77, Unit No. 1408, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed and Bylaws of record in Instrument No. 200007200071772 and re-recorded in Instrument No. 200008280084760, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William D. Smith, an unmarried man, by deed from Pulte Homes Tennessee, Limited Partnership, a Nevada Limited Partnership, of record in Instrument No. 20010706-0072104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record for Bellevue Commons Townhomes, of record in Instrument No. 200007200071772 and re-recorded in Instrument No. 200008280084760;
3) Charter of record in Instrument No. 200007200071771; amended in Instrument No. 200009150091868 and Instrument No. 20001009-0100204; and
4) All matters appearing on the Plan of record in Instrument No. 200007200071772, re-recorded in Instrument No. 200008280084760; Register's Office for Davidson County, Tennessee.