THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22726-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $186,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: John C. Scarafiotti, Katherine G. Joslin 3700 Murphy Road Nashville, TN 37209	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230	**Tax Information:** Map No. 104-5 Parcel No. 43

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, **Mutual Contractors, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Scarafiotti and wife, Katherine G. Joslin** ("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 3700 Murphy Road, Nashville, TN 37209

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 the 30th day of April, 2004.

Mutual Contractors, LLC

By Mutual Contractors, LLC by Janet K. Shands

Janet K. Shands, Managing Member

Davidson County DEEDWARR
Recvd: 05/05/04 15:53 2pgs
Fees:13.00 Taxes:688.20

20040505-0051679

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Janet K. Shands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member (or other officer authorized to execute the instrument) of Mutual Contractors, LLC, the within named bargainor, a corporation, and that she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of April, 2004.

Notary Public

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 5 on the Plan of West Grove Subdivision, as of record in Plat Book 421, page 85, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mutual Contractors, LLC by deed dated 4/28/03 from Treva C. Horne of record as Instrument No. 20030429-0057412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated and assumed by the Grantee(s).
2. All matters appearing on the Plan of record in Book 421, page 85, Register's Office for Davidson County, Tennessee.