RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 SP43007
FILE
BOX 7

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. 22501-03-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 17th day of May, 2004. Notary Public My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Brian G. Lapidus Kimberly R. Lapidus 718 Bresslyn Road Nashville, TN 37205	**Send Tax Bills To:** Union Planters Bank P.O. Box 2127 Memphis, TN 38101-2127	**Tax Information:** Map No.151-08-0 Parcel No. 091.00

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, **Michael Catalano, and wife, Janet C. Hix, now Catalano**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian G. Lapidus and wife, Kimberly R. Lapidus** ("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 718 Bresslyn Road, Nashville, Tennessee 37205

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 17th day of May, 2004.

Michael Catalano

Janet C. Hix Catalano

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael Catalano and Janet C. Hix Catalano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2004.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 05/21/04 13:21 2pgs
Fees:13.00 Taxes:1350.50

20040521-0060043

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 79 on Plan of Brook Meade, Section I, and tract marked "Church Property" on Plan of Brook Meade, Section IV, as of record in Plat Book 5190, page 561, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. Catalano, unmarried, and Janet C. Hix, unmarried, as joint tenants with right of survivorship, by deed dated October 15, 1999 from David R. Nelson and wife, Ann P. Nelson of record in Book 11708, Page 368 Register's Office for Davidson County, Tennessee. Michael W. Catalano and Janet C. Hix having since married.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions of record in Book 7500, page 195;
3. Easements of record in Book 5314, page 386; and
4. All matters appearing on the Plan of record in Book 5190, page 561, Register's Office for Davidson County, Tennessee.