Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/04 09:49 2pgs
Fees:13.00 Taxes:815.85
20040715-0084301

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,500.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John M. Olynick **Barbara J. Olynick**	**1st Trust Bank for Savings**	**Map 155-08-0-C, Parcel 130co**
7132 Forrest Oaks Drive	**P.O. Box 17257**	
Nashville, TN 37221	**Memphis, TN 38187-0257**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gianfranco Valenza and Jennifer Valenza, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Olynick and Barbara J. Olynick, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339 through and including 347, and Amendment and Change of Survey Monumentation (Plat Revision) of record in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gianfranco Valenza and wife, Jennifer Valenza, by Deed from William C. Demetree and Lee Chira, of record in Book 8761, Page 928, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6474, Page 346 and amended in Book 6486, Page 587, Book 6662, Page 433 and further amended in Book 6987, Page 966, Book 7270, Page 648, Book 6804, Page 536 and Book 7964, Page 33, and subject to Restated Declaration of Covenants, Conditions and Restrictions, of record in Book 9472, Page 824, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **7132 Forrest Oaks Drive, Nashville, TN 37221**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **9th** day of **July, 2004.**

GIANFRANCO VALENZA

Gianfranco Valenza

Jennifer Valenza

Jennifer Valenza

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gianfranco Valenza and Jennifer Valenza,** the bargainor, 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 and official seal at Nashville, Tennessee, this **9th** day of **July, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05