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. 23138-07-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner: Philip K. Woodlief 3614 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.05-0 Parcel No. 054.00

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 V. Marchetti and wife, Teresa T. Marchetti,** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Philip K. Woodlief**, unmarried ("Grantee"), his 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 3614 Hampton Avenue, Nashville, TN 37215

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 15th day of July, 2004.

Michael V. Marchetti

Teresa T. Marchetti

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 V. Marchetti and Teresa T. Marchetti,** 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 15th day of July, 2004.

Notary Public

My Commission Expires:

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

SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 07/16/04 14:32 2pgs
Fees:13.00 Taxes:2830.50

20040716-0085350

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Henry Sperry Subdivision, as of record in Plat Book 974, page 21, 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 V. Marchetti and Teresa T. Marchetti by Deed dated 8/24/94 from Kevin McGinn of record in Book 9451, page 443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3944, page 96, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, page 21, Register's Office for Davidson County, Tennessee.