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. 23191-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me this 5th day of August, 2004. Notary Public My Commission Expires: **BOX 10-A**

WARRANTY DEED

RETURN TO:
~~PREMIER ESCROW, LLC~~
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Posey, Sr. Shirley J. Posey 3617 Valley Vista Road Nashville, TN 37205	Columbia National, Inc. 216 Centerview Drive #102 Brentwood, TN 37027	Map No.104.13-0 Parcel No. 202.00

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, **Phillip Nappi, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Posey, Sr. and wife, Shirley J. Posey** ("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 3617 Valley Vista Road, Nashville, TN 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 5th day of August, 2004.

Phillip Nappi

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 5th day of August, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/06/04 08:53 2pgs
Fees:13.00 Taxes:906.50

20040806-0094805

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 Block B on the Plan of Bellwood as of record in Plat Book 547, page 149 and 150, Register's Office for Davidson COunty, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip Nappi and Amy Robinson as joint tenants with right of survivorship by deed dated April 15, 1999 from Josephine Barringer Smith of record in Book 11435, page 298, Register's Office for Davidson County, Tennessee. Being further conveyed to Phillip Nappi by quitclaim deed from Amy Robinson of record in Instrument No. 20020816-0099561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 149 and 150, Register's Office for Davidson County, Tennessee.