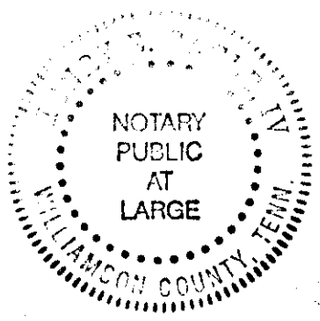


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $197,664.87

Affiant

Subscribed and sworn to before me, this 13th day of August, 2004.

Notary Public

My commission expires: 7/31/06

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/24/04 10:39 2pgs
Fees:13.00 Taxes:731.36

20040824-0102015

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jan Faggioni **Nancy Faggioni**	**New Owner / Jan Faggioni**	**142-13-0-B-203.00**
845 Morton Mill Road	5105 Cornell Court	
Nashville, Tennessee 37221	Brentwood, TN 37027	

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

Rochford Realty and Construction Co., Inc.

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

Jan Faggioni and wife, Nancy Faggioni

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. 213 on the Plan of Riverside Subdivision, Phase Five B, of record in Plat Instrument #20030212-0019415, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by Warranty Deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly Jr., and Mary Handly Beard, of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee, dated December 22, 1986, recorded January 9, 1987

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004 and subsequent years, a lien not yet due and payable

The Plan of record in Plat Instrument #20030212-0019415, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7405, Page 780, amended in Instrument #20040419-0044162 Register's Office for Davidson County, Tennessee.

Easement for Water Lines of record in Book 6970, Page 275 and Book 6970, Page 281, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Book 6970, Page 278, Register's Office for Davidson County, Tennessee.

Easement for Metro Government of Nashville of record in Book 6972, Page 45, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress of record in Book 7215, Page 899, Register's Office for Davidson County, Tennessee.

Agreement for Sewer Lines of record in Book 7489, Page 638, Register's Office for Davidson County, Tennessee.

Agreement for Permanent Drainage and Channel Change Drainage of record in Book 7574, Page 645, Register's Office for Davidson County, Tennessee.

Agreement for Sewer Line of record in Book 7803, Page 642, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 845 Morton Mill Road, Nashville, Tennessee 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 13th day of August, 2004.

Rochford Realty and Construction Co, Inc.

By: _____
James G. Morrissey, agent

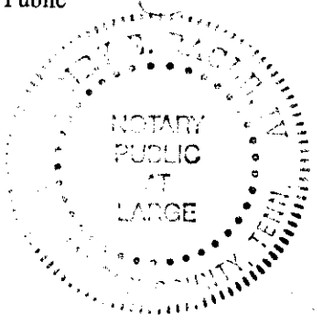
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Kames G. Morrissey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an agent for Rochford Realty and Construction Co., Inc. and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as agent for Rochford Realty and Construction Co., Inc.

Witness my hand, at office, this 13th day of August, 2004.

_____
Notary Public

My Commission Expires: 7/31/06



RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067