THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19181G

MAP/GROUP/PARCEL:
116-16-120.00

NEW OWNER'S NAME AND ADDRESS:
John Cioffi and Ronnie E. Cioffi
4121 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 10/25/04 13:52 2pgs
Fees:13.00 Taxes:740.00
20041025-0128032

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Darren Cioffi, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto John Cioffi and Ronnie E. Cioffi, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45, on the Map of Wallace's Subdivision, as shown on plat of record in Plat Book 1424, page 16, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is unimproved property commonly known as 4121 Wallace Lane, Nashville, TN 37215.

Being the same property conveyed to the within named Grantors as of record in Instrument 20040304-0024569, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Darren Cioffi

STATE OF Delaware
COUNTY OF New Castle

PERSONALLY appeared before me, the undersigned authority, Darren Cioffi, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in October, 2004 on this the 7th day of October 2004.

Linda D. Worley
NOTARY PUBLIC

LINDA D. WORLEY
Notary Public - Delaware
My Comm. Expires Apr. 6, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The ~~actual~~ consideration or value whichever is greater for this transfer is $200,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of October 2004.

K Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006