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. 23380-09-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,190,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/04/04 13:43 2pgs
Fees:13.00 Taxes:4403.00

20041104-0133186

WARRANTY DEED

Address New Owner: Donald D. Zuccarello 3209 West End Avenue Nashville, TN 37203	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map No.104.06-0 Parcel No. 185.00

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, **Wade & Egbert Properties, a Tennesse partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald D. Zuccarello** ("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 3209 West End Avenue, Nashville, TN 37203

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 27th day of October, 2004.

Wade & Egbert Properties, a Tennessee partnership

BY: ALEX F. WADE, PARTNER

BY: WILLIAM T. EGBERT, PARTNER

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ALEX F. WADE AND WILLIAM T. EGBERT, 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 and who further acknowledged that they are the Partners of Wade & Egbert Properties, a Tennessee partnership, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Plan of The Bransford Realty Company's West End Avenue Place, as of record in Plat Book 332, page 15, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Wade & Egbert Properties, a Tennessee partnership by Quitclaim Deed dated March 11, 2002 from Wade & Egbert Insurance Agency, a Tennessee general partnership of record in Instrument No. 20020315-0033066, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. All matters appearing on the Plan of record as Book 332, page 15, Register's Office for Davidson County, Tennessee.