# WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Angelo Lamattina (NAME) | Glenn Nabors,Jr. & Sharon Nabors (NAME) | MAP 149 |
| 6010 Cane Ridge Road (ADDRESS) | 1015 Hunts Lane (ADDRESS) | PARCEL 262 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Hendersonville, TN 37075 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Glenn Nabors, Jr. and wife, Sharon Nabors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angelo Lamattina and wife, Rosaria Lamattina

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 the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, December 10, 1978, as follows, to wit:

BEGINNING at an iron pin in the southerly margin of Murfreesboro Road at the northeasterly corner of the John G. Doak, Trustee, property described in the deed of record in Book 5225, Page 721, Register's Office for Davidson County, Tennessee; thence South 48 deg. 59' West 184.4 feet to an iron pin; thence South 44 deg. 23' East 103.00 feet to an iron pin; thence North 48 deg. 03' East 184.4 feet to an iron pin on the southerly margin of Murfreesboro Road; thence along the southerly margin of Murfreesboro Road, North 45 deg. 53' West 100.00 feet to an iron pin, the point of beginning.

BEING the same property conveyed to Glenn Nabors, Jr. and wife, Sharon Nabors by Quitclaim Deed from Travis B. Nabors and wife, Jennifer L. Nabors of record by Instrument No. 20000503-0044702, Register's Office for Davidson County, TN

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY DEEDED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 10172, PAGE 237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 2713 Murfreesboro Road, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever, and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 our hand s this 27th day of December, 2004

Glenn Nabors, Jr.

Sharon Nabors

Davidson County DEEDWARR
Recvd: 12/30/04 12:18 3 pgs
Fees:18.00 Taxes:1110.00

20041230-0154727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Nabors, Jr. and wife, Sharon Nabors

the bargainor S, 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 and official seal at Goodlettsville Tennessee, this 27th day of December 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

BEGINNING at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between David A. Knight and the Grantor (Nabors) with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road, southeasterly 100 feet, more or less, to the intersection with the common property line of Resolution Trust Corp. and the Grantor (Nabors); thence with said property line, South 50 degrees 20 minutes 32 seconds West 9.77 feet to the point of intersection with the southwest proposed margin of State Project No. 19021-2230-54; thence with said proposed margin, North 41 degrees 54 minutes 46 seconds West 28.58 feet to a point 54 feet right of centerline survey station 467+30.12; thence with said proposed margin, North 43 degrees 03 minutes 31 seconds West 72.40 feet to David A. Knight's southeast property line; thence with said property line, North 54 degrees 37 minutes 50 seconds East 11.38 feet to the point of beginning, containing 971.6 square feet.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.