Return to: First Title and Escrow Company, Inc.
File Number 23735 Box 9B

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-728316**

Davidson County DEEDWARR
Recvd: 02/16/05 15:18 3 pg:
Fees:18.00 Taxes:2179.30
20050216-0017854

WARRANTY DEED

THIS INDENTURE, made and entered into this **Ninth day of February, 2005**, by and between **John Christopher Farren and wife, Caroline Farren**, parties of the first part, and **Victor Eugene Giovanetti and wife, Katherine Elaine Giovanetti**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF MINOR REVISION OF LOTS 7 AND 8 TANGLEWOOD ESTATES, AS OF RECORD IN INSTRUMENT NO. 200402020012098, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO JOHN CHRISTOPHER FARREN AND WIFE, CAROLINE FARREN BY WARRANTY DEED FROM BECKY SOHR, MARRIED RECORDED THE 14TH DAY OF FEBRUARY, 1997 IN DEED BOOK 10349, PAGE 811, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **145-10-0 061.00**
X Improved OR
Unimproved property located at: **1209 McGrace Lane, Nashville, Tennessee 37220**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John Christopher Farren

Caroline Farren

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John Christopher Farren and wife, Caroline Farren** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Ninth day of February, 2005.**

Brenda R Lehman Notary Public

My Commission Expires: 3/10/07

Brenda R Lehman Notary Public At Large Williamson County, Tennessee

****

Owner's Name: **Victor Eugene Giovanetti**

and Address: **1209 McGrace Lane**
Nashville, TN 37220

Mail tax bills to, (Person or Agency responsible for payment of taxes)
1209 McGrace Lane
Nashville, TN 37220

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$589,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Ninth day of February, 2005.**

Notary Public

My Commission Expires: _____

CHRISTINA M. READ
NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE