WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/05 10:13 2 pg
Fees:13.00 Taxes:916.71

20050303-0023420

State of Tennessee
County of Davidson

Box 14-A
File #17705-1

The actual consideration or value, whichever is greater, for this transfer is **$247,760.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2005.

Notary Public

My commission expires: 4/10/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Elkin	**American Home Mortgage Acceptance, Inc.**	**171-03-0-A-197.00**
1500 Daphne Place	**538 Broadhollow Road**	
Brentwood, TN 37027	**Melville, NY 11747**	

FOR AND IN 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, I,

Mark J. Lemoncelli, a married man

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

David Elkin, a single person

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. 8 on the Plan of Fredericksburg, Section Seven, a Planned Unit Development, as of record in Book 9700, Page 509 and Book 7900, Page 405, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark J. Lemoncelli, an unmarried man, by Warranty Deed from Rodney Lowell Barrett and wife, Michelle Rice Barrett, dated December 6th, 2002, of record in Instrument No. 20021212-0153624, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Fredericksburg, of record in Book 8920, Page 65 and as amended in Book 9500, Page 393 and as further amended in Book 9860, Page 840, Book 10453, Page 931 and in Book 10694, Page 541, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

JAIME LEMONCELLI, spouse of the above named Mark J. Lemoncelli, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Mark J. Lemoncelli and wife, Jaime Lemoncelli pursuant to a Power of Attorney executed by same on the 18th day of February, 2005, and being filed for record simultaneously herewith, of record in Instrument No. 20050303-0023419 **, Register's Office for Davidson County, Tennessee.**

This is Improved (X) Unimproved (____) property, known as: **1500 Daphne Place, Brentwood, TN 37027**

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 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 **28th** day of **February, 2005.**

Mark J. Lemoncelli
Mark J. Lemoncelli
By: Stephen Arthur, Attorney-in-fact
By: Stephen Arthur, Atty-in-fact

Jaime Lemoncelli
Jaime Lemoncelli
By: Stephen Arthur, Attorney-in-fact
By: Stephen Arthur, Atty-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Stephen Arthur,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Mark J. Lemoncelli and Jaime Lemoncelli, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Mark J. Lemoncelli and wife, Jaime Lemoncelli for the purpose therein contained, by signing the name of Mark J. Lemoncelli and wife, Jaime Lemoncelli by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, **2005.**

Notary Public

My Commission Expires: 3/25/06

DEBORAH M. BERRIE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.