Record 1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$74,900.00.**

Affiant

Subscribed and sworn to before me this 25th day of May, 2005

Notary Public
My Commission expires: 2/26

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Giampapa Investments Corp	SAME	120-02-0-23.00
1031 Kermit Drive		
Nashville, TN 37217		

Davidson County DEEDWARR
Recvd: 06/02/05 11:31 2 pgs
Fees:13.00 Taxes:277.13
20050602-0062388

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas F. Cone**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Giampapa Investments Corp**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 99 on the plan of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 99, which is a corner lot, fronts 55.05 feet on the westerly margin of McGavock Pike and fronts 123.02 feet on the northerly margin of Kermit Drive, said frontage being joined by a curve having a length of 31.40 feet, and extends back 143 feet on the northerly line and 75.16 feet on the westerly line to a point of intersection.

Being the same property conveyed to Thomas F. Cone, by deed from Folk Jordan Company, Inc., on February 19, 1987, of record in Book 7146, page 606, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $672.12 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 120-02-0-23.00.
- Subject to all matters as shown on the Plan of record in Book 1424, page 94 and 95, Register's Office Davidson County, Tennessee.

This is improved property known as: **1025 Briley Parkway, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 25, 2005.

Thomas F. Cone

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas F. Cone** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 25, 2005

My commission expires 8/2/06

Notary Public

ANDREW H. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY