Davidson County DEEDWARR
Recvd: 06/27/05 12:21 2 pgs
Fees:13.00 Taxes:1350.50
20050627-0073515

PREPARED BY AND RETURN TO:

HARRIS TITLE & ESCROW, LLC

40 Burton Hills Boulevard
Suite 150
Nashville, Tennessee 37215
T: (615) 665-9766
F: (615) 665-9767
admin@harristitle.com

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

File #054014

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shawn A. Faulkner Kimberly A. Faulkner 310 Greenway Ave. Nashville, TN 37205	Bank of America, N.A. 9300 Norman Ctr Dr #1000 Bloomington, MN 55437-1091

TAX MAP-PARCEL NUMBERS: MAP 104-5, PARCEL 347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (TEN DOLLARS), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jana Laiolo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn A. Faulkner** and **Kimberly A. Faulkner**, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 283 on the Plan of Richland Realty Co's First Addition to Subdivision B, as of record in Plat Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Antonio Laiolo, and wife, Jana Regnier Laiolo by deed from Antonio Miles Marchetti and wife, Merrill Lynn Marchetti of record in Book 5961, Page 646, Register's Office for Davidson County, Tennessee. The said Jana Laiolo and Antonio Laiolo having since divorced, and as a part of their property settlement, Antonio Laiolo conveyed his interest in subject property to Jana Laiolo by Quitclaim Deed of record in Book 10821, Page 944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes for the year 2005, a lien, not yet due and payable.
2. All matters shown on the Plan of Richland Realty Co's First Addition to Subdivision B of record in Plat Book 332, Page 174, Register's Office of Davidson County, Tennessee.

This is improved property known as: 310 Greenway Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

GRANTOR COVENANTS with Grantees, their heirs, and assigns, that said Grantor is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as indicated in this document.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend title to said land to said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June 2005.

Jana Laiolo

Jana Laiolo

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, **Jana Laiolo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June 2005.

Notary Public

MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires SEPT. 22, 2007

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Sworn and subscribed before me this 15th day of June 2005.

Notary Public

MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires SEPT. 22, 2007