BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#18997-2

The actual consideration or value, whichever is greater, for this transfer is **$113,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/07/05 09:03 2 pg
Fees:13.00 Taxes:418.10

20050707-0077947

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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
BRIAN B. ZUZENAK	**UNITED FINANCIAL MORTGAGE CORP.**	**Map 083-15-0, Parcel 055.00**
2816 Paden Drive	**815 Commerce Drive, Suite 100**	
Nashville, TN 37206	**Oak Brook, Illinois 60523**	

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,

THOMAS V. ACCUOSTI , a married man

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

BRIAN B. ZUZENAK, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 83 on the Plan of Fortland Park, Section Two, as of record in Book 2900, Page 40, 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 Thomas V. Accuosti and wife, Leona R. Accuosti, by Warranty Deed dated March 15, 2000, from Michael Thompson, of record in Instrument No. 20000322-0029315, Register's Office for Davidson County, Tennessee, and further conveyed to Thomas V. Accuosti by Quitclaim Deed from Leona R. Accuosti, of record in Instrument No. 20050707-0077945, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.

THIS instrument is being executed in behalf of THOMAS V. ACCUOSTI, pursuant to a Power of Attorney executed by him on the 22nd day of June, 2005, of record in Instrument No. 20050707-0077945, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **2816 Paden Drive, Nashville, TN 37206** .

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 my hand this **1st** day of **July, 2005.**

Thomas V. Accuosti
THOMAS V. ACCUOSTI

By: Stephen W. Arthur, Atty-in-Fact
Stephen W. Arthur, Attorney-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 W. 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 **THOMAS V. ACCUOSTI,** 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 **THOMAS V. ACCUOSTI** for the purpose therein contained, by signing the name of **THOMAS V. ACCUOSTI** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09