RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43976

Davidson County DEEDWARR
Recvd: 07/07/05 14:55 2 pgs
Fees:13.00 Taxes:754.80
20050707-0078592

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Anthony J. Pezzi
Lori Anne Pezzi
304 Wauford Drive
Nashville, TN 37211

SEND TAX BILL:

Washington Mutual Bank, FA
7757 Bayberry Road
Jacksonville, FL 32256

MORTGAGEE:

MAP AND PARCEL:
MAP 147-5
PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Philip E. Cicero and wife, Kerry A. Cicero**, ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Anthony J. Pezzi and wife, Lori Anne Pezzi**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Caldwell Hall, Section One, Revised, as of record in Plat Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Philip E. Cicero and wife, Kerry A. Cicero, by deed from Ray Thomas Sorrell and wife, Sandra M. Sorrell, dated August 28, 1998, of record in Book 11087, page 620, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 304 Wauford Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 30th day of June, 2005.

Philip E. Cicero

Kerry A. Cicero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Philip E. Cicero and Kerry A. Cicero, 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 contained therein.

Witness my hand and official seal this 30th day of June, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $204,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE