WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-24-06

(AFFIX SEAL)

B-CBM-05-180

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 07/27/05 10:52 2 pgs
Fees:13.00 Taxes:1665.00

20050727-0087479

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Nicole E. Bulgarino	Coldwell Banker Mortgage	
180 9th Avenue North # 401	(NAME) 2001 Bishops Gate Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Mount Laurel, NJ 08054	93-5-4-A-6CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MCCLARON & ASSOCIATES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICOLE E. BULGARINO AND HUSBAND, ANTHONY T. BULGARINO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 401, THE WESTVIEW CONDOMINIUMS, as established under Master Deed of record in Instrument 20050121-0008174, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quit Claim Deed from Ronald M. McClaron to McClaron & Associates, LLC, a Wisconsin limited liability company as recorded on the 21st day of January, 2005, in Instrument No. 20050121-0008172 and being part of the same property conveyed by Quit Claim Deed from Joseph A. Avary to Ronald M. McClaron as recorded on the 9th day of July, 2004 in Instrument No. 20040709-0082014, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Instrument No. 20050121-0008174 and Instrument No. 20050121-0008173, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 180 9th Avenue North # 401, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of July, 2005.

McClaron & Associates, LLC
BY: Ronald M. McClaron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald W. McClaron, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Managing Member of McClaron & Associates, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 15th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 11/24/07

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903