THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 21437N

MAP/GROUP/PARCEL:
105-14-A-25

Davidson County DEEDWARR
Recvd: 08/08/05 13:51 2 pgs
Fees:13.00 Taxes:573.40
20050808-0093416

NEW OWNER'S NAME AND ADDRESS:
Nancy J. Dinunzio
847 South Douglas Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, FELICIA W. BASS, a married woman, hereinafter called Grantor, does hereby transfer and convey unto NANCY J. DINUNZIO, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Unit No. 847 in Waverly Place II Townhomes, A Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By- Laws for Waverly Place II Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-109214, Registers Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit " C" to said Declaration appearing in Instrument No. 20040909-0109214, and By- Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> The subject property is improved property commonly known as 847 South Douglas Avenue, Nashville, TN 37204.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20050620-0069961, Register's Office for Davidson County, Tennessee.
>
> Said property has never been the marital residence of Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to

warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

FELICIA W. BASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, FELICIA W. BASS, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 29th day of July, 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $182,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 5/28/06

LAURA MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.