This instrument prepared by:
Julie Coone, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 08/22/05 10:38 3 pgs
Fees:18.00 Taxes:518.00
20050822-0099572

File No.: **2120-926555**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of August, 2005**, by and between **Mark J. Sheffield**, parties of the first part, and **Alex D. Parziale**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

UNIT NUMBER 5-C, AS SHOWN ON A PLAN OF VILLAS AT BELLE PARKE, PHASE I, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20020913-0111601, AND AS DEFINED IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020911-0110959 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK J. SHEFFIELD, UNMARRIED, FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, BY VIRTUE OF WARRANTY DEED AS RECORDED ON 9/26/2003 IN INSTRUMENT NUMBER 20030926-0142779.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **162-12B-16.00CO**
Improved OR
Unimproved property located at: **1345 Bell Road, #325, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mark J. Sheffield

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mark J. Sheffield** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Fifteenth day of August, 2005.**

My Commission Expires: 8-7-07

Notary Public

LAURA VIZCAINO
Notary Public, State of Texas
My Commission Expires:
August 7, 2007

****

Owner's Name: **Alex D. Parziale**

and Address: **1345 Bell Road, #325**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Realty Mortgage Corporation
215 Katherine Drive
Flowood, MS 39232

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of August, 2005.**

Notary Public

My Commission Expires: 3-10-07

Judy A. Lehman
State of Tennessee Notary Public
Williamson County