Davidson County DEEDWARR
Recvd: 09/20/05 11:01 2 pgs
Fees:13.00 Taxes:925.00
20050920-0112902

FROM: Marie Kimberly Stagg and husband Michael Kent Stagg

TO: Nick J. Forlano

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Nick J. Forlano | owner | |
| 1311 Woodland Street | | Map 83-9 |
| Nashville TN 37206 | | Parcel 157 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Sarah Brenske
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2005.

Beth Triplett
Notary Public

My Comm. Expires: 5/28/06

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 5/28/2006

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marie Kimberly Stagg, formerly known as Marie Kimberly Mitchell and husband, Michael Kent Stagg, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Nick J. Forlano, unmarried, hereinafter called "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. 14 Block 1 on the Plan of Andrew Allison Addition, as of record in Plat book 161, page 74, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Marie Kimberly Mitchell and Michael Kent Stagg, both unmarried as joint tenants with the right of survivorship, by deed from Annette Rich Berman, and husband Nathaniel Berman, of record in Book 10181, page 410, said Register's Office. The said Marie Kimberly Mitchell is now known as Marie Kimberly Stagg.

1131680.2

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2005 Metropolitan Government taxes, which have been prorated.

This is property known as 1311 Woodland Street, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand as of this 31ST day of August, 2005.

Marie Kimberly Stagg

Marie Kimberly Stagg

Michael Kent Stagg

Michael Kent Stagg

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie Kimberly Stagg and Michael Kent Stagg, the bargainors, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of September, 2005.

Julia P. Farris

NOTARY PUBLIC

My Commission Expires: 1/24/09

JULIA PARKER FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

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