

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$185,000.00**
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF September, 2005.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. & Bonnie L. LoFrumento 9527 Shadow Crossing Lane Chattanooga, TN 37421	new owner	Map 98-13, Group B Parcel 11

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Cynthia L. Wallace and husband, Lee C. Wallace

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael J. LoFrumento and wife, Bonnie L. LoFrumento

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 11, NEWPORT A PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 568, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA L. WALLACE AND HUSBAND, LEE C. WALLACE BY DEED FROM LANDMARK HOMES OF TENNESSEE, INC., DATED JULY 30, 1999, AND OF RECORD IN BOOK 11599, PAGE 852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 568, amended by Instrument Number 20050209-0015198, Register's Office for Davidson County, Tennessee.
3) Property is subject to Newport a Planned Unit Development, Charter of Record in Book 10777, Page 982, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 10778, Page 41, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10778, Page 1, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 10778, Page 1, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for sanitary sewers to Metro Government in Book 11497, Page 562, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4808 Mara Vista Road, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 30th day of September, 2005.

Cynthia L. Wallace

Lee C. Wallace

Davidson County DEEDWARR
Recvd: 10/04/05 08:28 2 pgs
Fees:13.00 Taxes:684.50

20051004-0118882

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cynthia L. Wallace and husband, Lee C. Wallace, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076