Box 5

This instrument prepared by:

First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-965139**

Davidson County DEEDWARR
Recvd: 10/04/05 10:16 3 pgs
Fees:18.00 Taxes:562.03
20051004-0119078

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of September, 2005,** by and between **Julie E. Rosof-Williams, married**, parties of the first part, and **Ricardo L. Bellavita and Antonieta Papili,** *party of the second part,

*Santilli

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 98 ON THE PLAN OF ASHEFORD CROSSING, SECTION FOUR, AS OF RECORD IN BOOK 9700, PAGE 912, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JULIE E. ROSOF-WILLIAMS, MARRIED BY WARRANTY DEED FROM BEAZER HOMES, CORP., RECORDED ON THE 29TH DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006290064828, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 # **175-1-25**

XX Improved property located at: **5529 Murphywood Crossing, Antioch, Tennessee 37013**

William R. Williams joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **he** may have in the above captioned property by virtue of **his** marriage to **Julie E. Rosof-Williams**, but the said **William R. Williams** does not join in the covenants and warranties of this conveyance.

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.

Julie E. Rosof-Williams

William R. Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Julie E. Rosof-Williams and William R. Williams,** 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 **Thirtieth day of September, 2005.**

Notary Public

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

****

Owner's Name: **Ricardo L. Bellavita and Antonieta Papili** Santilli

and Address: **5529 Murphywood Crossing**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Southeast Financial F.C.U.
444 James Robertson Pkwy.
Nashville, TN 37219

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 **$151,900.00** 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 30th **day of** Sept., **2005.**

Carolyn M. Pearl
Notary Public

My Commission Expires: 5-30-07