RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/12/05 15:04 2 pgs
Fees:13.00 Taxes:589.69
20051012-0123143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,375.00

David Webster
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 30, 2006 / My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM B. PIAZZA ET AL 608 Waterford Court Antioch, TN 37013	Same as new owner	137-13-O-A-016.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND THREE HUNDRED SEVENTY FIVE AND NO/100 ($159,375.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **WILLIAM T. PIAZZA, UNMARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM B. PIAZZA, UNMARRIED and RODNEY FOWLER, UNMARRIED, as tenants in common with the rights of survivorship,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING LOT NO. 16 on the Plan of Peninsula Point, Phase Three, Section Three of record in Book 11700, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William T. Piazza, unmarried by deed of record in Instrument No. 20030814-0117412, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, ~~his~~ their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, ~~his~~ their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the day of September, 2005.

WILLIAM T. PIAZZA, UNMARRIED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, WILLIAM T. PIAZZA, UNMARRIEDwith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of September, 2005.

Notary Public

My commission expires: 5-23-08

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY