File Box 9B
First Title & Escrow Co., Inc.
#24788

| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Steven Violetta<br>805 Shadowstone<br>Nashville, TN 37220 | Same | David W. McMackin<br>5200 Maryland Way Ste.110<br>Brentwood, TN 37027 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $830,000.00

Affiant
Subscribed and sworn to before me on this 10/21/05.

Notary Public

My Commission Expires:

Map & Parcel No.
146.14-0-050.00-

Davidson County DEEDWARR
Recvd: 10/27/05 15:29 2 pgs
Fees:13.00 Taxes:3071.00
20051027-0130115

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, James F. Harwell and wife, Jane R. Harwell (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Steven Mark Violetta, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee described to-wit:

Being Lot No. 2 on the plan of Shadowstone as of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to James F. Harwell and wife, Jane R. Harwell by Warranty Deed dated 04/11/1988 from Dukes and Dukes Development Corporation of record in Book 7518, page 77, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 805 Shadowstone Place, Nashville, TN 37220.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on this 10/21/05.

James F. Harwell

Jane R. Harwell

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared James F. Harwell and wife, Jane R. Harwell, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 10/21/05.

NOTARY PUBLIC

My Commission Expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.