JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

P-05-2716

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexis Marie Springer	Same (NAME)	
2716 Rosedale Place (ADDRESS)	(ADDRESS)	118-03-111
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TROY A. ABRUZZO AND WIFE, NATALIE R. ABRUZZO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALEXIS MARIE SPRINGER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 47 on the plan of Rosedale Place, Phase 1, of record in Book 11190, page 3, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Trpy A. Abruzzo and wife, Natalie R. Abruzzo, by Deed from Nick G. Anton and wife, Tiffany A. Anton, dated June 28, 2001, of record in Instrument Number 20010177-0074071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2716 Rosedale Place, Nashville, Tennessee 37211
(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 my/our hand(s) this 28th day of October, 2005.

Troy A. Abruzzo

Natalie R. Abruzzo

Davidson County DEEDWARR
Recvd: 11/01/05 15:49 2 pgs
Fees:13.00 Taxes:832.50

20051101-0132180

STATE OF TENNESSEE

COUNTY OF Davidson

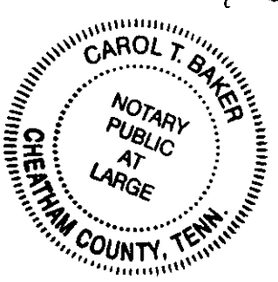
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Troy A. Abruzzo and wife, Natalie R. Abruzzo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of October, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800