Davidson County DEEDWARR
Recvd: 11/23/05 08:46 2 pgs
Fees:13.00 Taxes:2886.00

20051123-0141475

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Courtne' M. Sieyler
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of November, 2005.

Angela Parker
Notary Public

My Commission Expires: My Commission Expires June 2009

ANGELA R. PARKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William A. Trojano and Lisa A. Denney

3632 Richland Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER
William A. Trojano & Lisa A. Denney
3632 Richland Ave.
Nashville, TN 37205

MAP-PARCEL NUMBERS:

19-104.09-0-084

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, West End Homes, LLC hereinafter referred to as Grantors, hereby transfers and conveys to William A. Trojano and Lisa A. Denney, hereinafter referred to as 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 2 on the Plat of The Subdivision of a part of Block "6", Richland Realty Company's Division "A" as of record in Instrument No. 20040402-0037234, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to West End Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jeremy Boczulak and Paul Boczulak, of record in Instrument No. 20041115-0136786, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 20040420037234, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20040402-0037234, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3632 Richland Avenue, Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 18th day of November, 2005.

West End Homes, LLC

By: _____
Jeremy M. Boczulak, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jeremy M. Boczulak with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of West End Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal this 18th day of November, 2005.

_____
Notary Public

My Commission Expires: 10/20/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[redacted]0292