Send Tax Statements To:
New Owner
_____
_____
_____

Name and Address of New Owner:
Paul Waddy
1205 Twin Circle Drive
Nashville, TN 37217
_____

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 12/16/05 13:20 2 pgs
Fees:13.00 Taxes:527.98
20051216-0151279

Map 149-12-OB-019.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ANTHONY QUARANTELLO and wife, JENNIFER M. QUARANTELLO**, has this day bargained and sold and does hereby transfer and convey unto, **PAUL WADDY and wife, MELVIA STEWART-WADDY**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 33, Final Plat, Phase I, Forest Core, according to plat and survey of record in Plat Book 9700, page 754 and 755, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Anthony Quarantello and wife, Jennifer M. Quarantello, by deed from William D. Castleman, Trustee, dated October 3, 2001, appearing of record in Instrument Number 20011026-0117366, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to, Declaration of Covenants, Restriction and Conditions of record in Book 11149, page 641, and in Book 11313, page 436; Storm Water Detention Agreement of record in Book 11540, page 798; Charter of Home Owners Association of record in Book 11595, page 877; Quit Claim Deed to Home Owners Association for Common Area of record in Book 11629, page 904; Subject to TVA Transmission Line per plat; Notice of Completion filed in Instrument Number 20000214-0014760, recorded February 14, 2000; and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 754 and 755; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **PAUL WADDY and wife, MELVIA STEWART-WADDY**, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of December, 2005.

Anthony Quarantello

Jennifer M. Quarantello

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Anthony Quarantello and wife, Jennifer M. Quarantello**, the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

2nd WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of December 2005.

NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $142,698.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 2nd day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 6-21-09