This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Rosemary Thompson Tedescucci

TO: Michael Anthony Terry
7404 River Bend Circle
Nashville, Tenn. 37221

Map & Parcel: 091-11-0 194.00

Davidson County DEEDWARR
Recvd: 01/27/06 14:30 2 pgs
Fees:13.00 Taxes:68.45
20060127-0010820

SEND TAX BILLS TO: SAME

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 and sufficiency of which are hereby acknowledged, I, Rosemary Thompson Tedescucci, Grantor herein; have bargained and sold and by these presents do convey unto Michael Anthony Terry, Grantee herein, his heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lots Nos. 1213 and 1215, Block 189 on the Extension of Plan No. 1 of West Nashville, of record in Book 57, page 173, Register's Office for said County.

Said Lots Nos. 1213 and 1215 front 25 feet each on the northerly side of Georgia Avenue and extend back between parallel lines 150 feet to an alley.

AND BEING the same land conveyed to Rosemary Thompson by the deed of record in Book 5279, page 624, Register's Office of Davidson County, Tennessee. The said Rosemary Thompson and Rosemary Thompson Tedescucci are one and the same person, she having married since said conveyance.

This conveyance is subject to the lien of 2006 Davidson County land taxes which have been prorated and payment of which is assumed by grantee herein and to all roads, alleys, easements, set back lines or other matters appearing on said Extension of Plan No. 1 of West Nashville.

The hereinabove described property is not the residence of grantor or of her spouse, they maintaining a residence elsewhere.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real

property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 11th day of January, 2006.

Rosemary Thompson Tedescucci
ROSEMARY THOMPSON TEDESCUCCI

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ROSEMARY THOMPSON TEDESCUCCI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 11th day of January, 2006.

Joan M. Baldwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 12-23-06

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $18,500.00.

Michael Anthony Tedescucci
Grantee

SWORN to and subscribed before me

this the 11th day of January, 2006.

Joan M. Baldwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 12-23-06