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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 25066-01-2006**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $635,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 27th day of January, 2006.<br><br>NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE<br><br>Notary Public |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>I.B. Rosenblum, Brenda Rosenblum<br>2913 Woodlawn Drive<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owners | **Tax Information:**<br><br>Map No.117.02-0<br>Parcel No. 109.00 |

**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, **Giallombardo Construction, Inc**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **I.B. Rosenblum and Brenda Rosenblum, husband and wife,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2913 Woodlawn Drive, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on the 27th day of January, 2006.

Giallombardo Construction, Inc, a Tennessee corporation

By: _____
James A. Giallombardo, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared James A. Giallombardo, 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 President (or other officer authorized to execute the instrument) of Giallombardo Construction, Inc, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of January 2006.

_____
Notary Public

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/31/06 14:12 2 pg
Fees:13.00 Taxes:2349.50

20060131-0012077

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13, Block 4 on the Plan of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Giallombardo Construction, Inc. by Quitclaim Deed dated, July 8, 2005 from James A. Giallombardo of record in Instrument No. 20050708-0078935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.