PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of January, 2006, by and between TREVOR L. REDDICK, UNMARRIED, hereinafter called Grantor, and LAWRENCE O. ORLANDO and SANDRA ORLANDO, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TREVOR L. REDDICK, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto LAWRENCE O. ORLANDO and SANDRA ORLANDO, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1328 & 1330 CARDINAL AVE., NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, theirselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

TREVOR L. REDDICK
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 02/02/06 14:49 3 pg:
Fees:18.00 Taxes:458.80

20060202-0013263

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TREVOR L. REDDICK, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **TENNESSEE, this** 30 **day of January, 2006.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

LAWRENCE O. ORLANDO and SANDRA ORLANDO

1328 & 1330 CARDINAL AVE.
NASHVILLE, TN 37216

Property Address:

1328 & 1330 CARDINAL AVE., NASHVILLE, TN 37216
Person Responsible for Taxes:
Same
1328 Cardinal Ave
Nashville, TN 37216

Map & Parcel #: MAP 61-16 PARCELS 170 & 169

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **124000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of **January, 2006.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7753

EXHIBIT 'A'

Land situated in the City of Nashville, Davidson County, Tennessee, being Lots Nos. 2 & 3 of Block "C" on the Plan of Greenland Estates, as of record in Book 974, Page 13, Register's Office for said County, to which plan reference is here made for a more complete description of said lots.

Being the same property conveyed to TREVOR L. REDDICK, by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C., of record in Book 8419, Page 258, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 61-16 PARCELS 170 & 169).
2. All matters as set forth on the Plan of Greenland Estates, of record in Plat Book 974, Page 13, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.