THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $113,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2006. Notary Public My Commission Expires: 7-25-09
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 24970-12-2005**	Heidi Jo Clayton Notary Public My Comm. Exp. State Of TENNESSEE Davidson County

BOX 13
10929

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony ~~M~~ Fragale 2116 Hobbs Road Unit E3 Nashville, TN 37215	~~New Owner~~ Peoples Home Equity 12 music Circle South Nashville, TN, 37203	Map No.131-02-0-A Parcel No. 022.00

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, **Heather Joy Devaney, now know as Heather Devaney Graffagnino** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony ~~M~~ Fragale~~[illegible]~~** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. ~~*~~and wife, Mary E. Fragale

This is improved property located at 2116 Hobbs Road Unit E3, Nashville, TN 37215

Christopher D. Graffagnino joins in this conveyance of the above described property to convey any and all marital interest he may have.

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 31st day of January, 2006.

Heather Devaney Graffagnino

Christopher D. Graffagnino

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Heather Devaney Graffagnino and Christopher D. Graffagnino,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2006.

Notary Public

My Commission Expires: J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 02/10/06 10:40 2 pgs
Fees:13.00 Taxes:418.10

20060210-0016529

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E-3 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958; Book 5293, page 612; Book 6822, page 893; Book 7802, page 299 and Book 7824, page 974; and in Book 8483, page 670, said Register's Office.

Being the same property conveyed to Heather Joy Devaney by Deed dated, 7/2/2001 from Mobeen Ahmad and wife, Bilgees Mobeen of record in Instrument No. 20010706-0072514, Register's Office for Davidson County, Tennessee. The said Heather Joy Devaney having since married and n/k/a Heather Devaney Graffagnino.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Dedication of common area of record in Book 5848, page 179, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Hobbs House Homeowners' Association of record in Book 5296, page 689, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hobbs House, of record in Book 5289, page 515, amended in Book 5292, page 958; Book 5293, page 612; Book 6822, page 893; Book 7802, page 299 and Book 7824, page 974; and in Book 8483, page 670,, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4595, page 74, amended in Plat Book 5200, page 54, Register's Office for Davidson County, Tennessee.