40-A

Davidson County DEEDWARR
Recvd: 03/31/06 12:58 2 pgs
Fees:13.00 Taxes:954.60
20060331-0036710

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Larry Short
2714 Westwood Drive
Nashville, TN 37204

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 78
PART OF PARCEL 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Angelo Formosa, Jr. and wife, Carolyn Formosa**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Larry Short**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 1 on the Final Plat of Lot 1, Angelo Formosa's River Road Property of record in Instrument No. 200602230021245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Angelo Formosa, Jr. and wife, Carolyn Formosa by deed from the Estate of Dale H. Franklin of record in Book 9715, page 810, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7899 River Road Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of March, 2006.

Angelo Formosa, Jr.

Carolyn Formosa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Angelo Formosa, Jr. and Carolyn Formosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20 day of March, 2006.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $258,000.00.

AFFIANT

Subscribed and sworn to before me this 20 day of March, 2006.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

My Commission Expires: 7/21/07