PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: Title No: 47025

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/13/06 15:54 3 pgs
Fees:18.00 Taxes:1665.00
20060413-0042862

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fabio Fallico 2527 Blair Boulevard Nashville, TN 37212	New Owner

TAX MAP-PARCEL NUMBERS: 10411031400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pyne Properties, LLC**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fabio Fallico** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 95.0 feet of Lot No. 87 on the Map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said property fronts 95.0 feet on the southerly margin of Blair Boulevard and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Amalia S. Pyne and Rawleigh Pyne both unmarried as joint tenants with the right of survivorship by deed from David Baldwin, an unmarried person of record in Doc. No. 20030718-0100946 office for said County. By Quitclaim Deed of record in Doc. No. 200402200019668 said Register's Office, for Amalia S. Pyne and Rawleigh Pyne, both unmarried conveyed their interest in subject property to Pyne Properties, LLC.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters Show on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 132, said Register's Office.

This instrument is executed on behalf of Rawleigh Pyne and Amalia S. Pyne of Pyne Properties, LLC by Steve Myers as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 2527 Blair Boulevard, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2006 .

Rawleigh Pyne by Steve Myers Atty-In-Fact Amalia S. Pyne by Steve Myers Atty-In-Fact

Rawleigh Pyne, By:Steve Myers, Atty-in-Fact Amalia S. Pyne, By:Steve Myers, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 30th day of March, 2006 , before me the undersigned authority, personally appeared Steve Myers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00

Affiant

Sworn and subscribed before me this 30th day of March, 2006

My Commission Expires: 7-29-06

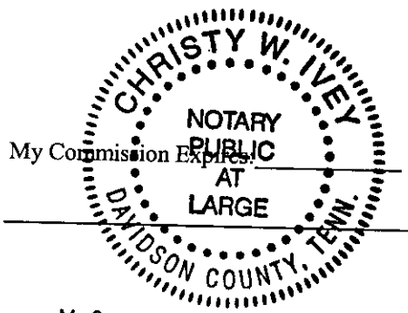
Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Steve Myers** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Rawaleigh Pyne and Amalia S. Pyne officers of **Pyne Properties, LLC** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2006



Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Pyne Properties, LLC

TO: Fabio Fallico

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

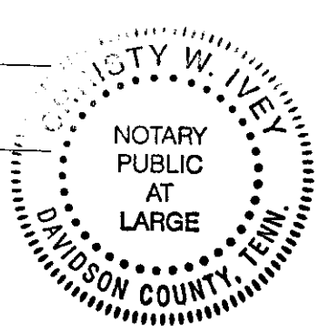
Steve Myers, Affiant

Sworn to and subscribed before me this

30th day of March, 2006

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007