THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Kelly Jackson Pagnani 2416 Valley Brook Road Nashville, Tennessee 37215	SAME	Map 117-9 Parcel 67

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Michael J. Pagnani, hereinafter called the Grantor, and the Grantor's spouse, Kelly Jackson Pagnani, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Kelly Jackson Pagnani, the Grantor, Michael J. Pagnani, has bargained and sold, and by these presents does transfer and convey unto Kelly Jackson Pagnani, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

Davidson County DEEDWARR
Recvd: 04/20/06 08:31 3 pgs
Fees:17.00 Taxes:0.00
20060420-0045104

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of April, 2006.

Michael J. Pagnani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Pagnani, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 6th day of April, 2006.

My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 6 of Block 5 on the Plan of Woodmont Estates, as of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 200.3 feet on the northerly side of Valley Brook Road and runs back 268 feet on the westerly line and 264 feet on the easterly line to a dead line, measuring 190 feet thereon.

Being the same property conveyed to Michael J. Pagnani and wife, Margaret K. Pagnani, by deed from L. Gino Marchetti, Jr. Trustee, of record in Book 11114, Page 130, Register's Office for Davidson County, Tennessee.

Margaret K. Pagnani and Kelly Jackson Pagnani are one and the same person.

This is improved property known as 2416 Valley Brook Road, Nashville, Tennessee 37215.