WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 05/11/06 14:47 2 pgs
Fees:13.00 Taxes:403.30
20060511-0055595

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan G. Sprague	AmSouth Bank	MAP 72-12
(NAME)	(NAME)	
P. O. Box 30121	2050 Parkway Office Circle	PARCEL 215
(ADDRESS)	(ADDRESS)	
Cromberg, CA 96103	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Katie Pisapia and husband, Marc Pisapia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan G. Sprague and wife, Stephanie A. Sprague

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, to-wit:
The westerly part of Lot No. 101 on the Map of Riverside Drive Subdivision, of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee and shown as an unnumbered lot on the Plan of Sherwood First Addition of record in Book 1835, Page 23, said Register's Office, described according to said last mentioned plan as follows:

Beginning at a concrete monument in the west margin of Tammany Drive at the northeast corner of Lot No. 13 of said Sherwood First Addition; thence northerly along the westerly margin of Tammany Drive, north 21 degrees 42' west 63 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 33.32 feet to the south margin of Litton Avenue; thence with the margin of the same westerly 84.1 feet to a point; thence southerly 70 feet to the northwest corner of said Lot No. 13; thence with the north line of said lot, south 88 degrees 30'east 127.3 feet to the point of beginning.

Being the same property conveyed to Katie Pisapia by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20050829-0103010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: PROPERTY TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF RIVERSIDE DRIVE SUBDIVISION OF RECORD IN BOOK 974, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE PLAN OF SHERWOOD FIRST ADDITION OF RECORD IN BOOK 1835, PAGE 23, SAID REGISTER'S OFFICE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND/OR BUILDING ~~CONTROL~~ SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON -CONTINUED-

unimproved ( )
This is improved (X) property, known as 1900 Tammany Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of May 2006

Katie Pisapia

Marc Pisapia

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 Katie Pisapia and husband, Marc Pisapia

the bargainor s, 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 and official seal at Madison, Tennessee, this 9th day of May, 2006.

Commission expires 3-20-2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION:

Marc Pisapia joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of his marriage to Katie Pisapia.