WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/06 14:36 2 pgs
Fees:13.00 Taxes:1887.00

20060516-0057432

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 510,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MAY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01427 GAROFALO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas S. Garofalo and Elaine R. Garofalo	SAME	MAP:
4605 Tara Drive		Parcel:131-10-4.00
Nashville, TN 37215		

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

WHITLEY B. FOREHAND, AND WIFE, SVITLANA N. FOREHAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THOMAS S. GAROFALO, AND WIFE, ELAINE R. GAROFALO

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

SEE EXHIBIT "A"

This is improved property known as 4605 Tara Drive, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 15th day of May, 2006.

Whitley B. Forehand

Svitlana N. Forehand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WHITLEY B. FOREHAND AND SVITLANA N. FOREHAND, 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 Brentwood, Tennessee, this 15th day of May, 2006.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 21 ON THE PLAN OF SEVEN HILLS, SECTION III, OF RECORD IN BOOK 2663, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WHITLEY B. FOREHAND AND WIFE, SVITLANA N. FOREHAND BY WARRANTY DEED FROM MICHAEL NOTT AND WIFE, BETSY BERGIN, RECORDED ON THE 25TH DAY OF OCTOBER, 1999 IN DEED BOOK 11716, PAGE 18, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.