This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 06/15/06 10:39 3 pgs
Fees:18.00 Taxes:736.30

20060615-0071279

--------Above This Line Reserved For Official Use Only----------

---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **VICTORIA ANN MARCHETTI, UNMARRIED** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **CHRIS P. MARCHETTI AND WIFE, GINA M. MARCHETTI** hereinafter "Collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

BEING LOT NO. 267 ON THE PLAN OF SECTION I, WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO VICTORIA ANN MARCHETTI, UNMARRIED BY WARRANTY DEED OF THOMAS CLAY PICKARD, EXECUTOR OF THE ESTATE OF SARA JANE PICKARD DATED JUNE 6, 2005 AND RECORDED JUNE 7, 2005 IN INSTRUMENT NO. 20050607-0064879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 129-12-46

This property is known as: 1022 EDWIN WARNER DRIVE, NASHVILLE, TN 37205

Subject to all matters shown on the Plat of record in Book 3600, Pages 12, 13 and 14, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 7th day of June, 2006.

Victoria Ann Marchetti

Grantor
Victoria Ann Marchetti

STATE OF Tennessee

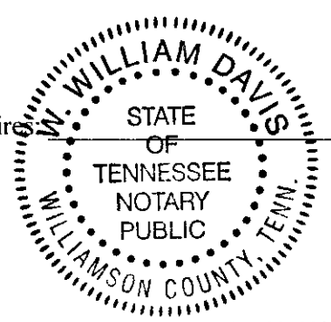
COUNTY OF Williamson

On this 7th day of June, 2006 before me personally appeared Victoria Ann Marchetti to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W Davis

Commission Expires:



My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
VICTORIA ANN MARCHETTI
1023 EDWIN WARNER DRIVE
NASHVILLE, TN 37205

Grantee(s) Name, Address, phone:
CHRIS P. MARCHETTI AND GINA M. MARCHETTI
509 CLEMATIS DRIVE
NASHVILLE, TN 37205

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$199,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7th day of June, 2006.

Victoria Ann Marchetti
Affiant

Victoria Ann Marchetti
Type or Print Name

(Seal)

Notary Public

My commission expires:

W. DAVIS
Type or Print Name

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009