THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25573-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,750.00. Affiant Subscribed and sworn to before me this 12th day of June, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Scott Siman 1229 Nichol Lane Nashville, Tennessee 37205	New Owner	Part of Map No.130-09-0 Parcel No. 117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony J. Morreale, Jr. and wife Kay E. Morreale**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Siman** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 412 Page Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of June, 2006.

Anthony J. Morreale, Jr.

Kay E. Morreale

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anthony J. Morreale, Jr. and Kay E. Morreale**, 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, at office, this 12th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/15/06 15:00 2 pgs
Fees:13.00 Taxes:6.48

20060615-0071648

EXHIBIT "A"

Land in Davidson County, Tennessee, being a 3-foot wide strip of land lying in Nashville, Davidson County, Tennessee, and being a portion of Lot No. 5 on Block 4 on the Plan of the Highlands of Belle Meade as of record in Book 574, page 180, Register's Office for Davidson County, Tennessee, and also shown on the resubdivision of Lots 5, 32 and 33, Block 4, Belle Meade Highlands, as of record in Plat Instrument No. 20060131-0012128, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Nichol Lane, 50-foot in width, at a corner common with Nichol Lane LLC., as of record in Deed Instrument No. 20050824-0101193, Register's Office for Davidson County, Tennessee; thence leaving the westerly right-of-way line of Nichol Lane with the northerly property line of Nichol Lane LLC, North 85 deg. 04 min. 02 sec. West, 179.92 feet to an existing iron rod at a corner common with the northeast corner of Dorothy and Lorene Dennis Montgomery, as of record in Deed Instrument No. 20030717-0100496 and the southwest corner of Anthony J. Morrale, as of record in Deed Book 11484, page 159, at the Register's Office for Davidson County, Tennessee; thence with the easterly property line of Anthony J. Morrale, North 05 deg. 02 min. 19 sec. East 3.00 feet to an existing iron rod; thence with the old parcel line South 85 deg. 04 min. 02 sec. East, 179.88 feet to an existing iron rod on the westerly right-of-way line of Nichol Lane; thence with the westerly right-of-way line of Nichol Lane, South 04 deg. 16 min. 12 sec. West 3.00 feet to the point of beginning, containing 540 square feet.

Being part of the same property conveyed to Anthony J. Morreale, Jr. and wife, Kay E. Morreale by deed dated May 14, 1999 from Ronald A. Stevens, unmarried, of record in Book 11484, page 159, Register's Office for Davidson County, Tennessee.

This conveyance made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Book 6273, page 700 Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record as Instrument No. 20060131-0012128, Register's Office for Davidson County, Tennessee.

4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.