Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/19/06 10:40 2 pgs
Fees:13.00 Taxes:880.60

20060619-0072548

07-0605-82761

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2006.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Ken Ferrante 6952 Sunnywood Drive Nashville TN 37211	Countrywide Home Loans 4500 Park Granada MSN#SV-34 Calabasas, CA 91302-1613	173-09-0-A-155.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terence M. Ness and wife, Judith Ness**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth Ferrante and wife Diana Ferrante, Horace Ferrante and wife, Linda Ferrante, tenants in common,** hereinafter called the Grantees, their successors 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, being Lot No. 201, on the Plan of Section Two, Lenox Village II, of record in Instrument No. 20030203-0014134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terence M. Ness and wife, Judith Ness by deed from Don B. Smithson dba Don B. Smithson Construction, dated 9-14-04, of record in Instrument No. 20040917-0112378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6952 Sunnywood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of June, 2006.

Terence M. Ness

Judith Ness

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terence M. Ness and Judith Ness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 15th day of June, 2006.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

