THIS INSTRUMENT PREPARED BY:
GLENN S. MACBETH, ATTORNEY
1639 Medical Center Parkway
Suite 102 Stone Gate Corporate Center
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Joseph A. Santoro
105 Settlement Court
Brentwood, TN 37027
SEND TAX BILLS TO:

SAME

Davidson County DEEDWARR
Recvd: 07/13/06 09:46 2 pgs
Fees:13.00 Taxes:1406.00
20060713-0084369

WARRANTY DEED

(Map 171-80-A, Parcel 149.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **EDITH H. WARREN, unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JOSEPH A. SANTORO and wife, LINDA E. SANTORO**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 149 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, pages 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Edith H. Warren by deed dated June 30, 1992, from Radnor Homes, Inc., of record in Book 8666, page 649, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 6900, pages 529 and 530; to restrictive covenants of record in Book 7430, page 784, Book 7565, page 57, Book 7824, page 254, Book 7637, page 925, and Book 8313, page 932; to storm water easement of record in Book 7350, page 137; to homeowners association charter of record in Book 7621, page 600 and Book 7981, page 971; and to By-Laws of record in Book 10775, page 37, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> **This is improved property known as 105 Settlement Court, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 noted herein, and for the 2006 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 29th day of June, 2006.

Edith H. Warren
EDITH H. WARREN

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith H. Warren, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

(SEAL)

MY COMMISSION EXPIRES JULY 19, 2008

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of June, 2006.

MELISSA L. SANDERS STATE

Notary Public

My commission expires:

File No. 20060075

MY COMMISSION EXPIRES JULY 19, 2008