Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Julia R. and Riley A. McAndrews 1023 Belvidere Drive Nashville, TN 37204	Map/Par. 131-4-130	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, John M. Scannapieco, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Julia R. and Riley A. McAndrews (the "Grantees"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being parts of Lots No. 6, 7, 8 and 9 in Block 16 on the Map of College Park, of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John M. Scannapieco by deed of record as Instrument No. 20010815-0087957, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year which have been prorated between the parties.

2 Sanitary Sewer and/or Storm Drainage Easement and any temporary construction easements of record in Book 3924, page 502, Register's Office for Davidson County, Tennessee.

3. All matters on the Plan of College Park of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This is improved property located at 1023 Belvidere Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the

Davidson County DEEDWARR
Recvd: 07/13/06 10:00 2 pgs
Fees:13.00 Taxes:1517.00

20060713-0084381

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Peggy D. Scannapieco
Affiant

Subscribed and sworn to before me this 27th day of June, 2006.

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Sandi McCloud
Notary Public

My Commission Expires: _____

Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Debbie M. Scannapieco, wife of John M. Scannapieco, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the property and for no other purpose.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21st day of June, 2006.

JOHN M. SCANNAPIECO

DEBBIE M. SCANNAPIECO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, John M. Scannapieco and wife, Debbie M. Scannapieco, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2006.

Loretta B. Lane
Notary Public
My Commission Expires:
11-14-09

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.