Davidson County DEEDWARR
Recvd: 07/17/06 16:02 2 pgs
Fees:13.00 Taxes:1961.00
20060717-0085991

PLEASE RECORD AND RETURN TO: THIS INSTRUMENT PREPARED BY: FORSYTHE & [illegible] 2525 W[illegible], SUITE 390 NASHVILLE, TN 37203	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$650,000.00~~ $530,000.00 Affiant Subscribed and sworn to before me, this the 30th day of June, 2006. Notary Public My commission expires: (AFFIX SEAL)

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carpenter Construction, Inc.	New Owner	**Map 130-04, Parcel 011.00**
4030 Sunnybrook		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Loren Cioffi, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carpenter Construction, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being the south 112.5 feet of Lot 17 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 112.5 feet on the easterly side of Sunnybrook Drive, formerly Altamont Avenue and extends back between lines 317.35 feet, more or less.

Being the same property conveyed to Loren Cioffi by deed from Michael J. Kaminski, a 1/2 interest and Dorothy Jean Kaminski, a 1/2 interest as tenants in common of record in Instrument #20060407-0040570 and re-recorded in Instrument #20060628-0077414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4030 Sunnybrook , Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 30th day of June, 2006.

BY DARREN CIOFFI, AIF

Loren Cioffi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared DARREN CIOFFI with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for LOREN CIOFFI, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of LOREN CIOFFI the within named bargainor(s) by the said DARREN CIOFFI as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 30th day of JUNE, 2006.

Robin S. Edwards
NOTARY PUBLIC

My Commission Expires: 3/25/07

