Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/18/06 08:33 1 pgs
Fees:13.00 Taxes:462.13

20060718-0086090

WARRANTY DEED

Preparer's File No.

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2006.

Notary Public

(Affix Seal)

My Commission Expires: MY COMMISSION EXPIRES: May 3, 2010

JENIFER L. WISE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen Caron	**Stephen Caron**	
267 Buck Run Drive	**267 Buck Run Drive**	122-01-0-A
Nashville, Tennessee 37214	**Nashville, TN 37214**	407.06 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MARIO GIOVANNI ZAN AND SILVIA PASQUA ZAN, AS CO-TRUSTEES OF THE "ZAN 1990 FAMILY TRUST", hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto STEPHEN CARON, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 73 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration "), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Marion Giovanni Zan and Silvia Pasqua Zan, as Part of the Zan 1990 Family Trust, by Warranty Deed from Old South Properties, Inc. of record in Instrument No. 200407300091804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **267 Buck Run Drive, Nashville, Tennessee 37214**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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, 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/our hand(s) this **30th** day of **July, 2006**:

MARIO GIOVANNI ZAN, TRUSTEE
By Erica Silvia Foley ATTORNEY IN FACT

MARIO GIOVANNI ZAN, AS CO-TRUSTEE OF THE "ZAN 1990 FAMILY TRUST"

SILVIA PASQUA ZAN, TRUSTEE
By Erica Silvia Foley ATTORNEY IN FACT

SILVIA PASQUA ZAN, AS CO-TRUSTEE OF THE "ZAN 1990 FAMILY TRUST"

STATE OF TENNESSEE

COUNTY OF

On this _____ day of June 2006, before me personally appeared MARIO GIOVANNI ZAN AND SILVIA PASQUA ZAN, AS CO-TRUSTEES OF THE "ZAN 1990 FAMILY TRUST", by Erica Silvia Foley, their duly appointed attorney in fact, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of MARIO GIOVANNI ZAN AND SILVIA PASQUA ZAN, AS CO-TRUSTEES OF THE "ZAN 1990 FAMILY TRUST", and who acknowledged that such person executed the same as the free act and deed of MARIO GIOVANNI ZAN AND SILVIA PASQUA ZAN, AS CO-TRUSTEES OF THE "ZAN 1990 FAMILY TRUST".

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06