This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 07/18/06 14:14 2 pgs
Fees:13.00 Taxes:222.00
20060718-0086635

ADDRESS NEW OWNER:
Roger Costa
631 Old Lebanon Dirt Rd.
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
Mary Frances Arnold Sartorius
10 McKendree Circle
Hermitage, TN 37076

MAP **120-06**
GROUP
PARCEL **28**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Frances Arnold**, having since married and is now known as **Mary Frances Arnold Sartorius, a married woman** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Roger Costa and wife, Carole Costa**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract land in Davidson County, Tennessee and described as follows, to-wit:

Being Lot No. 145 on the map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 begins at a point in the southerly margin of Saturn Drive at the common corner of Lots Nos. 145 and 146; thence with the line between said lots southeasterly 210.7 feet to the line of Lot No. 144; thence with the line between lots Nos. 144 and 145 northeasterly 80.9 feet to the margin of McGavock Pike; thence with the margin of same northerly 177.2 feet to the beginning of a curve, thence around said curve northwesterly 39.3 feet to the margin of Saturn Drive and continuing with the margin of Saturn Drive , southwesterly around a slight curve 146.7 feet to a point; and continuing with the margin of said drive southwesterly 35.3 feet to the point of beginning.

Being the same property conveyed to Mary Quarles Arnold and Mary Frances Arnold by deed dated June 15, 1992, of record in Book 8653, page 415, Register's Office for Davidson County, Tennessee . Mary Quarles Arnold having since died, testate, her Will administered in the Davidson County, Tennessee Probate Court Docket No. 94P443, said Will devising her interest to Mary Frances Arnold, Trustee (having since married and now known as Mary Frances Arnold Sartorius) of the Mary Arnold Trust, the beneficiary of said Trust being Edgar J. Arnold . Edgar J. Arnold died on February 5, 1995, State of Tennessee Vital Statistics Death Certificate No. 95-003953. Mary Frances Arnold, Trustee, (having since married and now known as Mary Frances Arnold Sartorius) of the Mary Arnold Trust, conveyed her interest to Mary Frances Arnold Sartorius, a married woman, by deed of record in Instrument No. 20060718-0086634 Register's Office for Davidson County, Tennessee.

This is improved property known as 1329 Saturn Drive, Nashville, Tennessee .

Property was not used as marital property by Grantor.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 and assigns, forever; and,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13th day of July, 2006.

Mary Frances Arnold Sartorius

Mary Frances Arnold Sartorius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Frances Arnold Sartorius,** 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. MAYBERRY NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/09/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

Roger Costa

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. MAYBERRY NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/09/2007