Davidson County DEEDWARR
Recvd: 08/01/06 14:07 4 pgs
Fees:23.00 Taxes:847.30
20060801-0093459

SPECIAL WARRANTY DEED

FROM: Frederic A. Scarola, Grantor
TO: Fred A. Scarola and spouse, Rose E. Scarola, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Dr.
Nashville, TN 37205

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
4925 Stonemeade Drive Nashville, TN 37221	Same	155-15-A-151CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty Nine Thousand and No/100 Dollars ($229,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of July, 2006.

RACHEL L. BRUCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/22/07

My Commission Expires SEPT. 22, 2007

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twenty Nine Thousand and No/100 Dollars ($229,000.00), the receipt and sufficiency of which are hereby acknowledged, Frederic A Scarola (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Fred A. Scarola and his spouse, Rose E. Scarola (collectively, the "Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more

particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 4925 Stonemeade Drive, Nashville, TN 37221.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 20th day of July 2006.

Frederic A. Scarola

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Rachel L. Bruce, a Notary Public of said County and State, personally appeared Frederic A. Scarola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 20th day of July, 2006.

Rachel L. Bruce
Notary Public

My Commission Expires:

RACHEL L. BRUCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Stonemeade Section 1 of record in Book 6900, Page 800 and 801, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 94.02 feet on the southwesterly margin of Stonemeade Drive and extends back 108.49 feet on the southeasterly line and 103.43 feet on the northwesterly line to a dead line in the rear, measuring 57.37 feet thereon.

The above description is the same as that contained in the prior deed.

Being the same property conveyed to Frederic A. Scarola by Warranty Deed from Shawn Crouthamel and spouse, Michelle Crouthamel, dated April 27, 2006, recorded April 28, 2006 as Instrument No. 20060428-0049102.

EXHIBIT B

Encumbrances

1. Lien of 2006 County and other Real Estate Taxes, not yet due and payable.

2. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.