THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 24901D
MAP/GROUP/PARCEL: 064 - 160 D - 058.00

Davidson County DEEDWARR
Recvd: 08/18/06 09:09 2 pgs
Fees:13.00 Taxes:554.63
20060818-0101905

NEW OWNER'S NAME AND ADDRESS:
ANTHONY NOIA & TRACY NOIA
1904 BROOKMEADOW COURT
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOSEPH CHAD CAROBENE, a married man, hereinafter called Grantor, does hereby transfer and convey unto, ANTHONY NOIA and TRACY NOIA, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 172 ON THE PLAN OF SECTION TWO, TRUXTON PARK OF RECORD IN INSTRUMENT NUMBER 20010515-0049898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION.

The subject property is improved property known as 1904 BROOKMEADOW COURT, Hermitage, TN 37076.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 200310080149552, Register's Office for Davidson County, Tennessee. Krtistin M. Carobene wife of Joseph Chad Carobene joins in the conveyance for the purpose of conveying her marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joseph Chad Carobene
JOSEPH CHAD CAROBENE

Kristen M. Carobene by: Joseph Chad Carobene as Attorney in Fact.
KRISTEN M. CAROBENE
by: Joseph Chad Carobene As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, JOSEPH CHAD CAROBENE, individually and as attorney in fact for Kristen M. Carobene, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 11th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $149,900.00.

AFFIANT

Sworn to and subscribed before me, this the 11th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY