Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20060905-0109606

This instrument was prepared by
and return to:
Russell K. Boring, Esquire
6424 Central Ave.
St. Petersburg, Florida 33707

Exempt from tax – transfer to revocable trust

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Tax Information:
Frank S. Detillio and Jeri J. Detillio, Trustees DeTillio Family Trust 8432 Gulf Blvd. Treasure Island, FL 33706	Countrywide Home Loans Attn: Tax Dept. SV3-24 P.O. Box 10211 Van Nuys, CA 91410-0211	MAP: 104-14-A PAR: 4.00 CO

THIS INDENTURE, made this 3rd day of August, A.D, 2006, between FRANK DeTILLIO, a married man, whose address is 8432 Gulf Blvd., Treasure Island, FL 33706-1531, hereinafter collectively referred to as "Grantor," and FRANK S. DeTILLIO and JERI J. DeTILLIO, AS TRUSTEES OF THE DeTILLIO FAMILY TRUST, dated May 1, 2006, whose address is 8432 Gulf Blvd., Treasure Island, FL 33706-1531, hereinafter referred to as "Grantee,"

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, all of Grantor's lands in Davidson County, Tennessee, more specifically, to wit:

Improved property located at 2832 Westwood Avenue, Nashville, Tennessee 37212.

Land in Davidson County, Tennessee, being Unit No. 2832, together with the appurtenant interest in the common elements of Westbrooke Condominium, a horizontal property regime established by Master Deed, of record in Book 7341, page 459, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Frank S. DeTillio, a married man, by deed from Dan O. Hester, unmarried, of record in Book X, page ___, said Register's Office. 20021211-0152897

This conveyance is made subject to (1) restrictions of record in Book 7341, page 459; (2) Charter of Record in book 7348, page 191; and (3) Easements of record in Book 1449, page 47 and Book 4758, page 442, said Register's Office

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the said described property with all and singular rights, members and appurtenances thereunto appertaining unto the said Trustee, in Trust nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

Full power and authority is hereby granted to said Trustee and his successors to protect and conserve said property; to sell, contract to sell and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said

property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof.

No party dealing with said Trustee in relation to said property in any manner whatsoever, and (without limiting the foregoing) no party to whom said property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on said property, or (b) to see that the terms of this trust have been complied with or (c) to inquire into the authority, necessity or expedience of any act of said Trust, or (d) be privileged to inquire into any of the terms of said Trust Agreement. Every deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trusts, terms and conditions hereof and of said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Print Name: Russell K. Boring

Print Name: Mary E. Smith

FRANK DeTILLIO

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 3rd day of August, 2006, by FRANK DeTILLIO, who personally appeared before me at the time of notarization and acknowledged signing the foregoing document.

NOTARY PUBLIC STATE OF FLORIDA
Mary E. Smith
Commission # DD530215
Expires May 27, 2010
Bonded Troy Fain - Insurance Inc 800-385-7019

(SEAL)

Notary Public – Mary E. Smith
My Commission Expires:
My Commission Number:

Personally Known ✓ Produced Identification _____
Type of Identification _____

NO REVIEW OR EXAMINATION OF THE LEGAL DESCRIPTION(S) OR TITLE(S) TO THE ABOVE-DESCRIBED PROPERTY OR PROPERTIES HAS BEEN MADE BY MARK C. BOULDIN, OR HIS FIRM, AND THE LEGAL DESCRIPTION(S) WERE PROVIDED BY GRANTOR(S) AS THE CORRECT AND ACCURATE LEGAL DESCRIPTION(S), AND WERE DERIVED WITHOUT A SURVEY AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL OR FIRM AS TO THE ACCURACY OF SAID DESCRIPTION(S).