Davidson County DEEDWARR
Recvd: 10/19/06 14:38 2 pgs
Fees:13.00 Taxes:325.60
20061019-0130075

WARRANTY DEED
(1031 EXCHANGE TRANSACTION)

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 26L-070128

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $88,000.00.

Affiant

Sworn to and subscribed before me on this the 11 day of October, 2006.

NOTARY PUBLIC
My Commission Expires: 4-22-09

MORTGAGEE:

Bancorp South Bank
5217 Maryland Way
Brentwood, TN 37027

Address New Owner: Send Tax Bills to: Map-Parcel

Mr. Thomas J. Valetutti New Owner 059-08-0 031.00
059-08 0 010.00

101 Gillespie Drive, Apt. 11207

Franklin, TN 37067

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **MICHAEL W. EDWARDS and LAURA W. EDWARDS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **THOMAS J. VALETUTTI, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. 1: LAND in Davidson County, TN, being Lot No. 125A on the Plan of Section Four, Third Addition of Trinity Hills Village, a Zone Lot Division of Lots 116, 117, 119 and 122 - 123, of record in Book 6250, Page 70, Register's Office for Davidson County, TN.

BEING the same property conveyed to MICHAEL W. EDWARDS and wife, LAURA W. EDWARDS by Quitclaim Deed dated September 1, 1984 and executed by RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN and recorded in Book 6662, Page 579, said Registers' Office.

Property Address: 2713 Vista Lane, Nashville, TN 37207.

Tract No. 2: LAND in Davidson County, TN, being Lot No. 125A on the Plan of Section Four, Third Addition of Trinity Hills Village, a Zone Lot Division of Lots 124, 125 and 127 and 128, of record in Book 6250, Page 71, Register's Office for Davidson County, TN.

BEING the same property conveyed to MICHAEL W. EDWARDS and LAURA W. EDWARDS by Quitclaim Deed dated September 1,

1984 and executed by RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN and recorded in Book 6662, Page 577, said Registers' Office.

Property Address: 2715 Vista Lane, Nashville, TN 37207.

THIS IS AN INVESTMENT PROPERTY TRANSFER.

This is improved property known as 2713 and 2715 Vista Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 GRANTEES, 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 the 11 day of October, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MICHAEL W. EDWARDS

LAURA W. EDWARDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MICHAEL W. EDWARDS and LAURA W. EDWARDS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11 day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 4-22-09