Davidson County DEEDWARR
Recvd: 10/19/06 14:40 2 pgs
Fees:13.00 Taxes:325.60
20061019-0130078

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-070118

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: 8-11-09

MORTGAGEE:

Bancorp South Bank
5217 Maryland Way
Brentwood, TN 37027

Address New Owner:

Mr. Thomas J. Valetutti
101 Gillespie Drive, Apt. 11207
Franklin, TN 37067

Send Tax Bills to:

New Owner

Map-Parcel

059-08-0 034.00
059-08 0 003.00

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), **WILLIAM D. PARKER**, 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. 118B on the Plan of Section Four, Third Addition of Trinity Hills Village, a Zone Lot Division of Lot 118 of record in Book 6250, Page 107, Register's Office for Davidson County, TN.

BEING part of the same property conveyed to WILLIAM D. PARKER by Deed dated August 29, 1984, and executed by CDT PROPERTIES, LTD., and recorded in Book 6376, Page 409, said Registers' Office.

Property Address: 105 Vista Place, Nashville, TN 37207.

Tract No. 2: LAND in Davidson County, TN, being Lot No. 118A on the Plan of Section Four, Third Addition of Trinity Hills Village, a Zone Lot Division of Lot 118 of record in Book 6250, Page 107, Register's Office for Davidson County, TN.

BEING the same property conveyed to WILLIAM D. PARKER by Deed dated August 29, 1984, and executed by CDT PROPERTIES, LTD., and recorded in Book 6376, Page 409, said Registers' Office.

Property Address: 107 Vista Place, Nashville, TN 37207.

THIS IS AN INVESTMENT PROPERTY TRANSFER.

This is improved property known as 105 and 107 Vista Place, 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 10th 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.

[redacted] William D. Parker
WILLIAM D. PARKER

STATE OF ~~TENNESSEE~~ Ohio

COUNTY OF ~~DAVIDSON~~ Perry

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM D. PARKER, 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~~ Somerset, OH, ~~Tennessee~~, this the 10 day of October, 2006.

Michelle Wright
NOTARY PUBLIC

My Commission Expires: Jan. 18, 2009

NOTARIAL SEAL STATE OF OHIO

MICHELLE WRIGHT
Notary Public, State of Ohio
My Commission Expires 01-18-09