Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1510

Davidson County DEEDWARR
Recvd: 01/03/07 13:15 2 pgs
Fees:13.00 Taxes:1961.93
20070103-0001147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert Taylor, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Darren Cioffi, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 2 on the Plan of Abbott Martin Estates, as of record in Book 2854, page 27, said Register's Office for Davidson County, Tennessee. Said Lot No 2 fronts 165 feet on the south side of Warfield Lane, and runs back 259.5 feet on the west line and 232.9 feet on the east line, to a dead line in the rear on which it measures 173.1 feet.

Being the same property conveyed to Robert Taylor by deed from James Alvin Crossman, married dated May 30, 2003 of record in Instrument No. 20030604-0076593, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2311 Warfield Lane, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of December, 2006

Robert L. Taylor _____ _____

Robert Taylor

State of Tennessee)
County of Davidson)

On this 29th day of December, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Taylor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: ~~12/29/09~~ 5/22/10

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 530,250.00.

Affiant

Sworn and subscribed before me on this the 29th day of December, 2006.

Notary Public

My Commission Expires: _____

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

NEW OWNER:
Darren Cioffi
2311 Warfield Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
same as new owner

TAX MAP-PARCEL #:
117 13 0 120.00