THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Lehman Land Title, Inc.**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00 Debbie Hutsell Affiant Subscribed and sworn to before me this 5th day of January, 2007. Amy Crowe Notary Public My Commission Expires: 1-21-10

Amy Crowe State of Tennessee Notary Public Williamson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael William Dioguardi 3004 New Natchez Trace Nashville, TN 37215	New Owners	Map No.117.02-0 Parcel No. 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas C. Herbert, Sr.**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael W. Dioguardi, a single person** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3004 New Natchez Trace, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of January, 2007.

Thomas C. Herbert, Sr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas C. Herbert, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 01/08/07 10:14 2 pgs
Fees:13.00 Taxes:1424.50

20070108-0002845

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 of Block 6 on the Plan of a Development of the Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas C. Herbert, Sr. by Deed dated 1/29/92 from Betty W. Metz and husband Charles Metz of record in Book 8542, page 895, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.