Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/24/07 13:55 3 pgs
Fees:18.00 Taxes:453.25

20070124-0009930

ADDRESS NEW OWNER:
Michael Pica
16268 Kelly Woods Drive
Ft. Myers, FL 33908

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 180
Brentwood, TN 37027

MAP **061-11**
GROUP
PARCEL **057.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Patricia Jenkin, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael Pica, married,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Patricia Jenkins by deed from Heirs at Law of Edith Mai Anderson, Arthur Ray Anderson and Floyd Lee Anderson, Frances Mai Ballentine and Charlotte Ann Hentz and Jeremy Steven Anderson of record in Instrument no. 20060308-0027225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **933 Curdwood Blvd, Nashville, Tennessee 37216.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the 10th day of **January, 2007.**

Patricia Jenkins

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia Jenkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of January, 2007.

NOTARY PUBLIC

Nancy Lucia
My Commission DD329247
Expires June 15, 2008

My Commission Expires:
June 15, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $122,500.00.

AFFIANT

Mary Jo Nark
AFFIANT

Subscribed and sworn to before me on this 11 day of January, 2007.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE EAST 50 FEET OF THE WEST 90 FEET OF THE SOUTH PART OF LOT NO. 19 ON THE MAP OF MAPLEWOOD MANOR SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 19 FRONTS 50 FEET ON THE NORTH SIDE OF CURDWOOD AVENUE OR DRIVE, FORMERLY MAPLEWOOD BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES PARALLEL TO AND 10 FEET WEST OF THE LINE BETWEEN LOTS NOS. 19 AND 20, 150 FEET TO A DEAD LINE.