Davidson County DEEDWARR
Recvd: 03/05/07 15:43 2 pgs
Fees:13.00 Taxes:497.28
20070305-0027169

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Rosemary Tedescucci (formerly Thompson)

TO:

Robert Terry and
Patrick Terry
412 Acklen Park Drive, B-1
Nashville, Tn- 37203

MAP: 104

PARCEL: 1-297

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Rosemary Tedescucci (formerly Thompson) Grantor herein, have bargained and sold and by these presents do convey unto Robert Terry and Patrick Terry, as equal tenants in common, Grantees herein, their heirs and assigns, the following described property:

> Land in Davidson County, Tennessee, Being Lot No. 121 on the Plan of part of West Grove Subdivision as of record in Book 421, page 109, of the Register's Office for said County.
>
> Being the same land conveyed to Rosemary Thompson (now Tedescucci) by deed of record in Book 5692, page 966 and Book 4979, page 132 both in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2007 Davidson County Land Taxes which have been prorated and payment of which is assumed by Grantees herein and to all roads, easements, set back lines or other matters appearing on the Plan of part of West Grove Subdivision of record in Book 421, page 109 in the said Register's Office.
>
> The hereinabove described property is not the residence of grantor or of her spouse, they maintaining a residence elsewhere.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I

do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 28th day of February, 2007.

Rosemary Tedescucci
ROSEMARY TEDESCUCCI

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County , Rosemary Tedescucci, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 28th day of February, 2007.

Sam M. Balthrop
NOTARY PUBLIC

My Commission Expires: 12-13-10

SAM M. BALTHROP STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

GRANTEE

SWORN TO AND SUBSCRIBED before me
this the 28th day of February, 2007.

Sam M. Balthrop
NOTARY PUBLIC

My Commission Expires: 12-13-10

SAM M. BALTHROP STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.