THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26160-12-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,215,000.00. Affiant Subscribed and sworn to before me this 5th day of March, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Mauro Mallory Mastrapasqua, Katherine Ann Mastrapasqua 3432 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No. 119-117.06-0-064.00 Parcel No.

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, **Edward W. Graham, Jr. and wife, Betty B. Graham**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mauro Mallory Mastrapasqua and wife, Katherine Ann Mastrapasqua** ("Grantee"), its 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 3432 Hampton Avenue, 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 March, 2007.

Edward W. Graham, Jr.

Betty B. Graham by Edward W. Graham, Jr. as Attorney-In-Fact, pursuant to Power of Attorney recorded as Instrument No. 20061106-0137738, Davidson County Register's Office, Tennessee.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward W. Graham, Jr. ~~and Betty B. Graham~~**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

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

My Commission Expires JULY 19, 2008

NOTARY PUBLIC

My Commission Expires:

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Edward W. Graham, Jr., 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 on behalf of Betty B. Graham as her Attorney-In-Fact, as the free act and deed of the within named Betty B. Graham.

Witness my hand and office, this 5th day of March, 2007.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 03/09/07 14:43 2 pgs
Fees:13.00 Taxes:4495.50

20070309-0029583

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue, 141 feet west of the westerly margin of 25th Avenue South, now abandoned; thence north 2 degrees 30 minutes east 347.4 feet; thence north 87 degrees 15 minutes west 224.8 feet, more or less, to the westerly line of said Lot No. 10; thence with same, south 8 3/4 degrees east 354.7 feet, more or less, to the northerly margin of said Hampton Avenue; thence with same, south 87 degrees 30 minutes east 147 feet, more or less, to the point of beginning.

Being the same property conveyed to Edward W. Graham, Jr. and wife, Betty B. Graham, by deed dated September 13, 1994 from Bruce Hollinger and wife, Leigh Hollinger, of record in Book 9463, page 68, 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.