Davidson County DEEDWARR
Recvd: 03/26/07 14:10 2 pgs
Fees:13.00 Taxes:1517.00
20070326-0036183

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Mark A. Silverman
1329 Wexford Downs Lane
Nashville, TN 37211

SEND TAX BILLS TO:
GMAC Mortgage
P.O. Box 780
Waterloo, IA 50702-0780

WARRANTY DEED

(Map 172-14-0-B, Parcel 231.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JONATHAN J. BERARDUCCI and wife, MEGHAN L. BERARDUCCI**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MARK A. SILVERMAN and wife, LORIE S. SILVERMAN**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 160 on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record in Instrument 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.
>
> BEING the same property conveyed to Jonathan J. Berarducci by deed dated March 22, 2004, from Turnberry Homes, L.L.C., of record in Instrument 20040325-0033866, Register's Office for Davidson County, Tennessee.
>
> Meghan L. Berarducci hereby joins in this conveyance to convey any and all interest she may have in said property, including but not limited to marital interest.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument 20030422-0052878; to restrictive covenants of record in Book 11113, page 691, Instrument 20001211-0122000 and Instrument 20020520-0061426; to By-Laws of record in Book 11113, page 717, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1329 Wexford Downs Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 21st day of March, 2007.

JONATHAN J. BERARDUCCI

MEGHAN L. BERARDUCCI

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan J. Berarducci and Meghan L. Berarducci, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2007.

Notary Public

My Commission Expires:

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of March, 2007.

Notary Public

My commission expires:

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES SEPTEMBER 7, 2010