Davidson County DEEDWARR
Recvd: 04/05/07 13:01 3 pgs
Fees:18.00 Taxes:388.50
20070405-0041034

CHRIS CIOFFI, unmarried

TO: WARRANTY DEED

JAMES N. FUNGAROLI

024-00-0-023.00
024-00-0-024.00

THIS DEED OF REALTY, executed as of the 3rd day of April, 2007, by Grantor, Chris Cioffi, unmarried, to Grantee, James N. Fungaroli, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

Parcel 23
Beginning at a point in the south margin of Shaw Road, the northeast corner of the within described tract and the northeast corner of property already owned by grantees, thence south 13 degrees 30 minutes East 185 feet to an iron pin; thence south 82 degrees 48 minutes West 104.29 feet to an iron pin; thence North 68 degrees 00 minutes West 304; feet to a point in the south margin of Shaw Road; thence with the margin of Shaw Road North 77 degrees 00 minutes East 352.00 feet to the beginning, containing 0.92 acres, more or less; being Map No. 024-00-00 Parcel No. 23.

Parcel 24
Beginning at a Northeast corner on a stake in the South right-of-way line of Shaw Road; thence south 75 degrees West with road 95 feet to a stake; thence south 2 ½ degrees East 181 feet to a stake; thence North 75 degrees West 81 feet to corner of Lot No. 2; thence North 1 degrees East with Lot No. 2, 185 feet to the beginning; being Map No. 024-00-00 Parcel No. 24.

The above descriptions were obtained from the previous deed of record.

AND BEING the same property conveyed to Chris Cioffi by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C., filed June 15, 2004, under instrument number 20040615-0070796, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to any restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Chris Cioffi

GRANTOR

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Chris Cioffi, the within named bargainor, 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 and seal at office this the 3rd day of April, 2007.

My Commission Expires: October 28, 2009

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Address:

James N. Fungaroli
2037 Shaw Road
Goodlettsville, TN 37072

Person or Entity Responsible for Payment of Property Taxes:

Same

PROPERTY ADDRESS:
2037 Shaw Road
Goodlettsville, TN 37072

STATE OF TENNESSEE, ROBERTSON COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of April, 2007.

Notary Public
(OR Register of Deeds Davidson County, Tennessee)

My Commission Expires: October 28, 2009

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This Instrument Prepared By:
Christina M. Bartee, Attorney at Law
BATSON, NOLAN, WILLIAMSON, PEARSON & MILLER
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172