Davidson County DEEDWARR
Recvd: 04/05/07 14:40 2 pg
Fees:13.00 Taxes:395.90
20070405-0041160

This Instrument Prepared By:
GREENWAY TITLE, INC.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:

ADDRESS NEW OWNER:
MATTHEW URMY
918 West Eastland Avenue
Nashville TN 37206

SEND TAX BILL TO:
Bank of America NA
900 W. Trade Street
Gateway Village, 3rd Floor
Charlotte, NC 28255-0001

MORTGAGEE:
Bank of America NA
900 W. Trade Street
Gateway Village, 3rd Floor
Charlotte, NC 28255-0001

MAP	082
GROUP	08
PARCEL	129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen R. Iocona and Christopher R. Louk,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Matthew Urmy, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11, on the Plan of J. R. Love's Subdivision of the Massengale Tract, as of record in Book 547, page 4, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 11 fronts 50 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street, and runs back 211 feet on the easterly line and 212 feet on the westerly line to an alley, measuring 50 feet thereon.

INCLUDED in the above described property, but EXPRESSLY EXCLUDED therefrom is the following described property having been conveyed to The Nashville Housing Authority, by deed of record in Book 3673, page 255, said Register's Office, as follows:

Land in the City of Nashville, County of Davidson, State of Tennessee, being a portion of Lot No. 11, on the Plan of J. R. Love's Subdivision of the Massengale Tract, as of record in Book 547, page 4, Register's Office for said County, and further described as follows:

BEGINNING at a point on a northerly margin of a 15-foot alley, said point being the SW corner of the above mentioned property; thence on a line in a northerly direction a distance of 45.0 feet to a point; thence with a line in an easterly direction a distance of 50.0 feet to a point, said point being in the easterly margin of the above mention property; thence in a southerly direction with the easterly margin of said property a distance of 45.0 feet, more or less to a point in the northerly margin of said 15-foot alley; thence in a westerly direction with the northerly margin of said alley a distance of 50.0 feet, more or less to the point of beginning, and containing 2,250 square feet, more or less.

Being the same property conveyed to Stephen R. Iocona and Christopher R. Louk by deed of record in Instrument No. 20060511-0055582, Register's Office of Davidson County, Tennessee.

Michelle Iocona, spouse of Stephen R. Iocona, and Naomi J. Louk, spouse of Christopher R. Louk, join in this conveyance for the purpose of conveying their marital rights in and to subject property.

This is improved property known as 918 West Eastland Avenue, Nashville, Tennessee 37206.

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, GRANTORS do covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE 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 our hands this the 30th day of March, 2007.

Stephen R. Iocona by Michelle Iocona by AIF

STEPHEN R. IOCONA, by Michelle Iocona, as Attorney-in-Fact

Michelle Iocona

MICHELLE IOCONA

CHRISTOPHER R. LOUK

Naomi J. Louk

NAOMI J. LOUK

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michelle Iocona**, the bargainor, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (WARRANTY DEED) instrument individually and on behalf of **Stephen R. Iocona,** and who acknowledged that she executed the same as the free act and deed of the said **Stephen R. Iocona,** and for the purposes therein contained by virtue of that one certain Power of Attorney duly executed by the said **Stephen R. Iocona,** and appearing of record in Instrument No. 20070405004159, of the said Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal at office, this 30th day of March, 2007.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **CHRISTOPHER R. LOUK and NAOMI J. LOUK**, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 30th day of March, 2007.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $107,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2007.

NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11