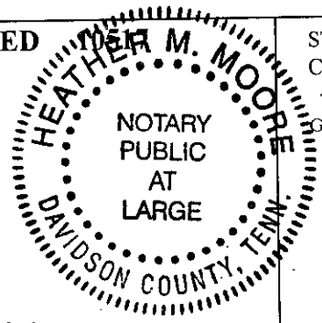
#10517 30549

WARRANTY DEED



My Commission Expires SEPT. 22, 2007

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD DAY OF APRIL, 2007.**

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~ 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicola La Mattina	**Bank of America**	**149-12-0-001.00**
(NAME)	(NAME)	
2521 Forest View Drive	**9000 Southside Blvd., #700**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Jacksonville, FL 32256**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/09/07 08:59 2 pgs
Fees:13.00 Taxes:555.00
20070409-0041458

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Angelo G. La Mattina and wife Rosaria M. La Mattina**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicola La Mattina, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in **Davidson** County, Tennessee, being Lot No. **219** on the Plan of **Forest View Park**, Section I, as of record in Plat Book **3700**, Page **109 & 110**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Angelo G. La Mattina and wife Rosaria M. La Mattina** by deed of record in Instrument 20020118-0007542, Register's Office for **Davidson** County, Tennessee.

And being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, lying generally east of Murfreesboro Road and south of Forest View Drive and being more particularly described as follows: Beginning at a point in the southwest corner of Lot 219, Forest View Section I, as of record in Book 3700, Page 110, R.O.D.C., Tennessee; thence, with the Lot 219 southerly line, S 45° 14' 05" E, 90.00 feet to a point in the westerly line of Lot 69, Forest View Park South, as of record in Book 6900, page 161, R.O.D.C., Tennessee; thence, with said westerly line, S 44° 45' 55" W, 25.00 feet to a point; thence, N 45° 14' 05"W, 115.00 feet to a point in the northeasterly margin of Forest View Drive; thence, with the said northeasterly margin, N 44° 45' 55" E, 100.00 feet to a point; thence, along a curve to the left having a central angle of 90° 00' 00", a radius of 25.00 feet, a distance of 39.27 feet and a chord of S 00° 14' 05" E, 35.36 feet to the point of beginning.

Containing 3,009 square feet or 0.07 acre, more or less.

Being the same property conveyed to Angelo LaMattina and wife, Rosaria LaMattina by deed of record in Book 7748, page 870, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2521 Forest View Drive, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 **my/our hand(s)** this **3rd day of April, 2007**.

Angelo G. La Mattina

Rosaria M. La Mattina

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Angelo G. and Rosaria M. La Mattina the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 3rd day of April, 2007.

Commission expires: 11/24/07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.