(2)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

# WARRANTY DEED

R-BIG-07-LOT18

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-20-09

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aaron Tosti | New Owner | |
| 847 Beth Drive | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | 84-5-89.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY T. EATON, INDIVIDUALLY AND D/B/A VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON TOSTI, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 18, CUMBERLAND MEADOWS, SECTION TWO, as shown on plat of record in Instrument No. 20050317-0029532 amended at Instrument No. 20050525-0059134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to B.I.G. Development, Inc. by Quitclaim Deed from Dan Eaton d/b/a Vintage Builders, recorded on the 25th day of October, 2005 in Instrument No. 20051025-0128956, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Danny T. Eaton, individually and d/b/a Vintage Builders by Quitclaim Deed from B.I.G. Development, Inc., dated March 23, 2007, recorded March 23, 2007, in Inst. No. 20070323-0035371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 200503170029532; Inst. no. 200505250059134; Inst. No. 200512300156873; Book 3430, Page 142; Book 4008, Page 192; and Inst. No. 200408240102318; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved ( X ) property, known as 847 Beth Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of April, 2007.

Danny T. Eaton

Davidson County DEEDWARR
Recvd: 04/24/07 12:28 2 pgs
Fees:13.00 Taxes:776.63

20070424-0048738

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny T. Eaton, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2007.

Notary Public

My Commission Expires: 3-3-10

(SEAL)




My Commission Expires MAR. 8, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903