WARRANTY DEED

SONYA SULLIVAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

22522

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF April, 2007.

(Affix Seal) Notary Public

My Commission Expires: 9-19-09

Davidson County DEEDWARR
Recvd: 05/02/07 14:39 2 pgs
Fees:13.00 Taxes:813.63

20070502-0052629

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Anthony Quarin	Same	Map and Parcel 172-12-A-147
224 Burgandy Hill Road		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN JOHN PATALUNA, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto MICHAEL ANTHONY QUARIN, unmarried, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, described as follow, to-wit:

Being Lot 81, on the Plan of Bradford Hills, Section Nine, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin John Pataluna, unmarried by deed from Edward J. Esz and wife, Karen M. Esz, of record in Book 11182, page 615, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 172-12-A-147.
b. All matters appearing on the Plan of Bradford Hills Subdivision, Section Nine, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 414, Register's Office for Davidson County, Tennessee.
c. Restrictions of record in Book 8069, page 170 and Book 8681, page 252, Register's Office for Davidson County, Tennessee.
d. By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
e. Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.
f. Open Space or common area conveyed to Bradford Hills Homeowner's Association, Inc. in Quitclaim Deed of record in Book 8154, page 304, Register's Office for Davidson County, Tennessee.
g. Deeds of conveyance for sanitary sewers of record in Book 8377, page 769 and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 224 Burgandy Hill Road, Nashville, Tennessee 37211.

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 25 day of April, 2007:

Kevin John Pataluna

STATE OF NEW YORK
COUNTY OF Monroe

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named KEVIN JOHN PATALUNA, the bargainor(s), 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 official seal at Rochester, New York, this 25 day of April, 2007.

Megan Macpherson
Notary Public

My Commission Expires: 6/9/07

Megan L. Macpherson
Notary Public - State of New York
No. 01MA6093914
Qualified in Monroe County
My Commission Expires Jun 9, 2007