BOX 13
133246

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Jason Barbera and Aoibheann Barbera, Grantors
TO: Steve Cagnone, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Steve Cagnone 312 Marshall Street Nashville, TN 37207	Synovus Mortgage Corporation ~~Same as Owner~~ 2204 Lakeshore Dr. Ste 325 Birmingham, AL 35209	071-11-0 135.00

Davidson County DEEDWARR
Recvd: 05/25/07 12:53 2 pgs
Fees:13.00 Taxes:292.04
20070525-0062674

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $78,930.00.

Affiant

Subscribed and sworn to before me this the 21 day of May, 2007.

My commission expires: 7209

NOTARY PUBLIC

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Jason Barbera and wife, Aoibheann Barbera**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Steve Cagnone,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Unmarried

Land in Davidson County, Tennessee, Being the westerly one-half of Lot No. 43, on the Plan of Trinity Heights, as of record in Book 161, Page 38, of the Register's Office of Davidson County, Tennessee, described as follows:

Said part of Lot No. 43 fronts 50 feet on the Southerly side of Marshall Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jason Barbera and Aoibheann Barbera by warranty deed recorded July 24, 2006 in Instrument No. ~~0089012~~ 20060724-0089012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 312 Marshall Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 21st day of May, 2007.

"GRANTORS"

Jason Barbera

Aoibheann Barbera

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Jason Barbera & Aoibheann Barbera, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 21st day of May, 2007.

My commission expires: June 19, 2007

Notary Public

{Seal}