This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Diana M. Staricco
509 Wanda Drive
Nashville, TN 37210

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
9000 Southside Blvd, Bldg 600
Jacksonville, FL 32256

MAP 95-10
GROUP
PARCEL 78.00

Davidson County DEEDWARR
Recvd: 06/05/07 10:11 2 pgs
Fees:13.00 Taxes:388.50
20070605-0066815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Johnny Spray,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Diana M. Staricco, an unmarried person** hereinafter called the GRANTEE, her 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. 118 on the Plan of Section Two, Elm Hill Acres, of record in Plat Book 2331, page 68, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Johnny Spray by deed from 1st Trust Bank for Savings of record in Instrument no. 20040519-0058599, Register's Office for Davidson County, Tennessee. Said property is not the marital or primary residence of said Grantor.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **509 Wanda Drive, Nashville, Tennessee 37210.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **31st** day of **May, 2007.**

Johnny Spray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Johnny Spray**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008