Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1138

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/07 12:38 2 pgs
Fees:13.00 Taxes:593.85

20070607-0068403

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hilda R. French,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Paulo J. Boero and wife, Audrey Bouyssou,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the plan of Charlotte Park, Section II of record in Book 2663 pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cecil M. French and wife, Hilda French by deed from Ernest C. Horne and wife, Juanita S. Horne dated March 29, 1960 of record in Book 3034 page 179, Register's Office for Davidson County, Tennessee. Cecil M. French is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6309 Edsel Drive, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of June, 2007

X Hilda R. French

Hilda R. French

State of Tennessee)
County of Davidson)

On this 1st day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Hilda R. French, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160,500.00.

X Hilda R. French
Affiant

Sworn and subscribed before me on this the 1st day of June, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Paulo J. Boero
6309 Edsel Drive
Nashville, TN 37209
37209

RESPONSIBLE FOR TAX PAYMENT:
Fifth Third Mortgage Co.
210 East Main St
Franklin, TN 37064

TAX MAP-PARCEL #:
090 12 0 157.00