return to: Broker Title & Escrow, LLC 1815 Division St. #206 Nashville, TN 37203	**State of Tennessee** **County of Davidson** **The actual consideration or value, whichever is greater for this transfer is $385,000.00.** **Affiant** **Subscribed and sworn to before me, this the 1st day of June, 2007.** **Notary Public** **My commission expires: 3-7-11** **(AFFIX SEAL)**

STATE OF TENNESSEE NOTARY PUBLIC ROBIN KOCH COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Vito Quaranta	Taylor, Bean & Whitaker Mortgage	Map 104-02, Parcel 159.00
3104 Belwood Street	1417 N. Magnolia Avenue	Davidson County DEEDWARR Recvd: 06/12/07 09:13 2 pgs Fees:13.00 Taxes:1424.50
Nashville, TN 37203	Ocala, FL 34475-9078	20070612-0070195

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

The Westchester Company, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vito Quaranta

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being described as follows:

Being the easterly 70 feet front and 96.4 feet rear on Lot No. 25 on the Revised Plan of West End Park, as of record in Book 421, Pages 82 & 83, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Bellwood Avenue at the corner of Lots Nos. 25 and 26 on said Plan; thence with the line between said lots, northwardly 1551.1 feet to the southerly margin of an alley, thence with same southwestwardly 96.4 feet to the northeast corner of that part of Lot No. 25 conveyed to Edna Gross Lightman by deed from R. Fly and wife, of record in Book 739, Page 624, said Register's Office; thence with said Lightman's eastern boundary line, southeastwardly 135 feet, more or less, to the northerly margin of said Avenue, thence with same, eastwardly 70 feet to the beginning.

Being the same property conveyed to The Westchester Company, LLC by deed from Teresa Duke Simmons, Trustee of The Austin W. Duke Irrevocable Trust of record in Instrument #20041015-0124375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as 3104 Belwood Street, Nashville, TN 37203

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 1st day of June, 2007.

The Westchester Company, LLC

John W. Haye, Member

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John W. Hays, Member **of** The Westchester Company, LLC, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** Member **of** The Westchester Company, LLC, **the within bargainor, and corporation, and that he as such** Member **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** John W. Hays **as** Member.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 1st **day of** June, 2007.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

