PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/18/07 10:47 2 pgs
Fees:13.00 Taxes:5457.50
20070618-0072427

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(__gj___) Title No: 48589
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Franco Recchia Cynthia Recchia 251 Ensworth Place Nashville, Tennessee 37205	Countrywide Home Loans 801 Crescent Centre Drive, Suite 510 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11604019700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,475,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Campano German MD , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Franco Recchia and spouse, Cynthia Recchia** 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. 1 on the Plan of Ensworth Acres, Section Three, as of record in Book 5800, page 176, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Ensworth Place, said point being the common front corners of Lots. Nos. 1 and 2 on said plan; thence with the west line of Lot No. 2 South 8 degrees 38 minutes 32 seconds West 350.84 feet to a point, said point being the southwest corner of Lot No. 2; thence North 83 degrees 05 minutes 48 seconds West 50.0 feet to a concrete monument; thence North 3 degrees 52 minutes 11 seconds West 58.97 feet to a concrete monument; thence North 32 degrees 58 minutes 46 seconds West 214.68 feet to an iron pin in concrete; thence North 57 degrees 00 minutes East 219.94 feet to an iron pin in concrete located in the south margin of Ensworth Place; thence with said south margin of Ensworth and around a curve having a radius of 40.0 feet southeastwardly 45.0 feet to the point of beginning, containing 42,301 square feet; or 0.98 acres, according to survey of A & A Engineers, Inc., dated July, 19, 1982.

Together with all rights, title and interest in and to the Joint Access Easement shown on Plan of Ensworth Acres, Section Three, as of record in Book 5800, page 176, Register's Office for Davidson County, Tennessee, said Joint Access Easement being more particularly described as fronting 45 feet on the south margin of Ensworth Place (the easternmost front 20 feet of Lot No. 1 on said plan and the westernmost from 25.00 feet of Lot No. 2 on said plan) and extending back on its west line 60 feet and on its west line 75 feet to its rear line, which measures 40 feet thereon (20 feet on Lot No. 1 and 20 feet on Lot No. 2).

Being the same property conveyed to Laurence Davis German and wife, Deborah C. German by deed from Burton Tally and wife, Kay Talley, of record in Book 7601, page 552, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10899, page 294, Said Register's Office, subject property was conveyed to Deborah C. German. By Quitclaim Deed Record in Book 11032, page 21, Said Register's Office, subject property was conveyed to Deborah Campano German, M.D.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800 Page 176, said Register's Office, which Plan shows a joint access easement at the northeasterly corner of said lot with a bridge therein and a 10 foot public utility easement along the southwesterly and rear lines, which widens to an undetermined width with an 8 inch sewer line lying therein and a 15 foot drainage easement across the front of said lot.

This is improved property, known as: 251 Ensworth Place, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2007.

Deborah Campano German

Deborah Campano German MD

State of TENNESSEE
County of DAVIDSON

On this 8th day of June, 2007 , before me the undersigned authority, personally appeared Deborah Campano German MD , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,475,000.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2007

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

My Commission Expires: _____

Notary Public