This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070333

Davidson County DEEDWARR
Recvd: 07/03/07 10:28 2 pgs
Fees:13.00 Taxes:406.63
20070703-0079295

Send Tax Bills To:
New Owner

BOX 13
13393

New Owner is:
Marguerita Gooch
3547 Seneca Forest Drive
Nashville, TN 37217

MAP: 136-10-0B

PARCEL: 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Buscemi and wife, Dorothy Buscemi**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Marguerita Gooch , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3547 Seneca Forest Drive, Nashville, TN 37217**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit 25 on the plan of A Revision of lots 21-32,39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest as of record in Plat Book 6250, page 49, as amended in Book 9588, page 113, Register's Office Davidson County, Tennessee and Plat Book 5200, page 627.

Being the same property conveyed to Richard Buscemi and wife, Dorothy Buscemi from Gregory W. Clarke and wife, Tracy L. Clarke by deed dated August 30, 2004 and recorded in Instrument No. 20040917-0112193, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25 day of June, 2007.

GRANTOR(S):

RICHARD BUSCEMI

DOROTHY BUSCEMI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard Buscemi and wife, Dorothy Buscemi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 25 day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$109,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 25 day of June, 2007.

NOTARY PUBLIC
My commission expires: 7-25-09

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