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

39-B
File #07-1217

Davidson County DEEDWARR
Recvd: 07/13/07 12:01 2 pgs
Fees:13.00 Taxes:1431.90
20070713-0083631

WARRANTY DEED

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 Shelby H. Moody, and husband, Brent R. Moody, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Alessandro A. Zanetti, 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 the southerly 40 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3, of Block H on the Plan of W.M. Cantrell's Subdivision as of record in Book 332, page 85, Register's Office for said County.

Said parts of Lots 2 and 3 front together 80 feet on the westerly side of Cantrell Avenue and run back between parallel lines 221-1/4 feet to an alley.

Being the same property conveyed to Shelby H. Moody and husband, Brent R. Moody by deed from James E. Toplon and wife, Ellen T. Toplon dated March 30, 2005 of record in Instrument No. 20050411-0039414, Register's Office for Davidson County, Tennessee.

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: 705 Cantrell Avenue, Nashville TN, 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 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 9th day of July, 2007.

Shelby H. Moody

Brent R. Moody

State of Tennessee)
County of Davidson)

On this 9th day of July, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shelby H. Moody and Brent R. Moody, 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: $ 387,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of July, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Alessandro A. Zanetti
~~705 Cantrell Avenue~~
Nashville, TN 37205
128 Kenner Ave.

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
117-01-0 047.00