Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/07/07 09:49 2 pgs
Fees:13.00 Taxes:314.50
20070807-0093937

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of July, 2007, by and between Richard Wilson and wife, Ella Wilson, married, party of the first part, and Jason Malucci and wife, Camille Malucci, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

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

LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of a Re-Subdivision of part of Country Club Estates, of record in Book 1424, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being all or part of the same property conveyed to Richard D. Wilson and Ella Wilson, by virtue of that certain Warranty Deed dated April 25, 2004, at Instrument No. 20050504-0050106 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard Wilson

Ella Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Richard Wilson and Ella Wilson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Jason Malucci and wife, Camille Malucci

Tax Parcel No 07204020800

Property Address: 1430 Ardee Avenue
Nashville, TN 37216

MAIL TAX
BILLS TO: Jason + Camille Malucci
8302 Oak Knoll Dr.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of July, 2007.

Notary Public

My Commission Expires: 9-16-09

