PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(___gj____) Title No: 48879
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/13/07 14:07 2 pgs
Fees:13.00 Taxes:1221.00
20070813-0096628

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gail Greil Steven Greil 7 Wyndham Place Nashville, Tennessee 37215	Countrywide Bank, FSB 801 Crescent Center Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 10406020400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul A. Picelli , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gail Greil and spouse, Steven Greil** 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. 27 on the Plan of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the westerly margin of 32nd Avenue South and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paul A. Picelli by deed from James E. Wall and wife, Evaline H. Wall of record in Book 5122, page 874, dated and executed on March 10, 1977 and recorded on march 10, 1977 in the Register's Office for Davidson County, Tennessee.

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; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 15, said Register's Office; Agreement to fence of record in Doc. No. 200007240072856, said Register's Office

This is improved property, known as: 309 32nd Avenue South, Nashville, Tennessee 37212

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 9th day of August, 2007.

Paul A. Picelli

State of TENNESSEE
County of DAVIDSON

On this 9th day of August, 2007 , before me the undersigned authority, personally appeared Paul A. Picelli , 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.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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 $330,000.00

Affiant

Sworn and subscribed before me this the 9th day of August, 2007

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**