THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07070280** Davidson County DEEDWARR Recvd: 08/28/07 13:12 2 pgs Fees:13.00 Taxes:586.45 20070828-0103273	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $158,500.00. Benjamin P. Madonia IV Affiant Subscribed and sworn to before me, this 27 day of August, 2007. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Benjamin P. Madonia 5170 Hickory Hollow Pkwy No. 801 Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163050A02000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stacy L. Williams and Tamara L. Williams, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Benjamin P. Madonia**, unmarried ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20, PHASE I, HICKORY HOLLOW TOWNHOMES (MILL PARK), as shown on plat of record in Plat Book 9700, Page 686, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stacy L. Williams and wife, Tamara L. Williams by Warranty Deed from NVR Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc. a Virginia Corporation t/a Ryan Homes, a Virginia Corporation, recorded on the 12th day of August, 1999 in Book 11616, Page 964, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5170 Hickory Hollow Pkwy No. 801 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2007.

Stacy L. Williams

Tamara L. Williams

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stacy L. Williams and Tamara L. Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2007.

Kate Rosenthal
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER