(1)

Davidson County DEEDWARR
Recvd: 11/02/07 08:39 2 pgs
Fees:13.00 Taxes:502.83

20071102-0129234

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $135,900.00

Subscribed and sworn before me this the 30th day of October, 2007.

RACHAEL ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

Affiant

Notary Public

(Affix Seal)

4/21/08

WARRANTY DEED

700705

This instrument prepared by

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Smith P. Sriporamanont
4945 Edmondson Pike
Nashville, TN 37211

Map 147-7, Parcel 7

Send tax bills to:
FIFTH THIRD MORTGAGE CO.
10710 SIKES PLACE
CHARLOTTE, NC 28277

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mark Insana, An Unmarried Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Smith P. Sriporamanont, unmarried and Tessa Fitzgerald, unmarried, as Tenants In Common

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain lot or parcel of land situate in Davidson County, Tennessee, being Lot No. 85 on the Plan of Battery Crest, Section 1 as of record in Book 2900, page 91, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Insana, Unmarried by Deed of record in Instrument No. 20050606-0064513; dated 6/2/05; said Register's Office.

Included in the above description, but expressly excluded from this conveyance is the following:

Land in Davidson County, Tennessee, being part of Lot No. 85 on the Plan of Battery Crest Section 1 as of record in Book 2900, page 91, Register's Office for said County.

Right-Of-Way beginning at a point said point being the southeastern property corner and 25 feet from the centerline of Edmondson pike on the western right-of-way line. Thence N 28 degrees 22' 20" W along the common property line of parcels 7 and 8 on property map 147-7 for 5 feet to a point; Thence N 61 degrees 37' 40" E for 85 feet to a point on the common property line of parcels 7 and 6 on map 147-7 Thence S 28 degrees 22' 20" E along said property line for 5 feet to a point on the existing western right-of-way line of Edmondson pike, Thence along said Right-of-Way line S 61 degrees 37' 40" W for 85 feet to the point of beginning and containing therein an area of 425 square feet.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed from William Holmes Holland, III and wife, Patricia M Holland dated January 29, 1991, and of record in Book 8284, page 75, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 4945 Edmondson Pike, Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 30th day of October, 2007.

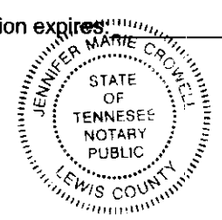
Mark Insana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Mark Insana, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2007.

My commission expires:



Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

After recording return to:

Bell & Alexander Title Services, Inc.
4300 Sidco Drive, Suite 201
Nashville, TN 37204