Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Notary Seal present, [illegible] reproduced.

NOTARY PUBLIC

Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 11/19/07 11:33 2 pgs
Fees:13.00 Taxes:638.25 D

20071119-0135127

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $172,500.00 .

Rosana Yanina Barone
Affiant

Subscribed and sworn to before me this 16th day of November, 2007.

Notary Public
My Commission Expires 01/26/08

07-1415

Address of New Owner:	Send Tax Bills to:	Tax Information:
Agustin Pedroni	Wells Fargo Bank, NA	173-9-A
648 St. Jules Lane	2701 Wells Fargo Way	84.00
Nashville, TN 37211	Minneapolis, MN 55408	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Tara L. Holtgrewe Smith, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Agustin Pedroni and Rosana Yanina Barone, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 99 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more and accurate legal description.

Being the same property conveyed to Tara L. Holtgrewe NKA Tara L. Holtgrewe Smith by deed from NVR, Inc., T/A Ryan homes, dated December 19, 2002, of record in Instrument No. 20021226-0158820, said Register's Office for Davidson County, Tennessee.

Marshall Smith, husband of Tara L. Hotgrewe Smith, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **648 St. Jules Lane, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, 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 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 our hands this 16th day of November, 2007.

Tara L. Holtgrewe Smith

Marshall Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tara L. Holtgrewe Smith and Marshall Smith,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of November, 2007.

Notary Public

My Commission Expires: 01/26/08

NOTARY PUBLIC AT LARGE

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds