Davidson County DEEDWARR
Recvd: 01/18/08 09:36 3 pgs
Fees:17.00 Taxes:0.00
20080118-0005798

WARRANTY DEED

THIS WARRANTY DEED is made effective the 11th day of December 2007 by Mary Anne Capeci, whose post office address for purposes hereof is 5 Laguna Street #304, Fort Walton Beach, Fl 32548, hereinafter collectively called the "Grantor", to Mary Anne Capeci as Trustee of the Capeci Revocable Trust created under instrument dated the 11th day of December, 2007 between Mary Anne Capeci, as Grantor, and Mary Anne Capeci, as Trustee, whose post office address is 5 Laguna Street #304, Fort Walton Beach, Fl 32548, hereinafter called the "Grantee".

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), the natural love and affection that Grantor has for Grantor's family, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land more particularly described on Exhibit "A" attached hereto and made a part hereof (subject to all easements, restrictions, encumbrances and other matters of record not reimposed hereby).

THIS IS NOT HOMESTEAD PROPERTY OF Mary Anne Capeci.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as otherwise stated herein and except taxes accruing subsequent to December 31, 1999.

The Trust described above contains a provision granting to the primary beneficiary thereunder (i.e., to the grantor of the Trust) the requisite beneficial interest in homestead property to comply with all applicable homestead exemption requirements.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Bonnie McLovich

Mary Anne Capeci (SEAL)
Mary Anne Capeci

Print Name: Desiree S. King

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 11th day of December, 2007 by Mary Anne Capeci, who is personally known to me ___ who has produced FL DL # K621-581-28-607-0 as identification and who did not take an oath.

Notary Public
My Commission Expires:

DESIREE S. KING
Notary Public, State of Florida
My comm. exp. July 4, 2011
Comm. No. DD 692102

This Instrument (S-Trusts\
Deed.SW) prepared by:
ANCHORS SMITH GRIMSLEY
Professional Limited Company
(William Scott Foster)
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, Florida 32547
(850) 863-4064

New Owner and Party responsible for property taxes:
Mary Anne Capeci as Trustee of the Capeci Revocable Trust created under instrument dated the 11th day of December, 2007 between Mary Anne Capeci as Grantor and Mary Anne, as Trustee, whose post office address is 5 Laguna Street #304, Fort Walton Beach, FL 32548

EXHIBIT "A"

Land in Davidson County, Tennessee, being a portion of Royal Oaks Tower, said project having been established as a horizontal property regime by Master Deed and Declaration of By-laws dated May 22, 1973 and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee, and particularly described as follows:

Unit labeled 52E of said project as shown on the plan of record in Book 4460, page 189, said Register's Office, together with an undivided interest appurtenant to all common elements of said project as described in said Declaration.

Being part of the same property conveyed to Tom H. Proctor, Jr. by deed of record as instrument 20021118-0142609. said Register's Office. The said Tom H. Proctor, Jr. has since died. Under his Last Will and Testament filed under Docket number 05P-1059 in the Seventh Circuit Court for Davidson County, Tennessee, the Executors of the Estate, Henry W. Mogan, Jr. and SunTrust Bank, were instructed to administer the described property and have been vested with the power of sale.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record: (6) All applicable governmental and zoning regulations.

Map and parcel number: Map 116-03-0A, Parcel 52

Being part of the same property conveyed to MaryAnn K. Capeci by deed of record as instrument 20051116-0138677 said Register's Office.