[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kermit and Mary Perkins	New Owner	Map/Parcel -
1014 Bate Avenue		10509024200
Nashville, TN 37204		08-01-13183 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Alessandro Rustioni, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kermit Perkins and wife, Mary Perkins.** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 10, AS SHOWN ON THE MAP ENTITLED THE MAP OF CRIDDLE'S SUBDIVISION OF LOT NO. 1 OF THE LAWRENCE PROPERTY, OF RECORD IN BOOK 57, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALESSANDRO RUSTIONI, AN UNMARRIED MAN BY WARRANTY DEED FROM HEIRS AT LAW OF ROBERT E. WALDEN, RECORDED ON THE 15TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071015-0122161, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 03/04/08 13:05 2 pgs
Fees:13.00 Taxes:1165.50
20080304-0021612

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the MAP OF CRIDDLE'S SUBDIVISION OF LOT NO. 1 OF THE LAWRENCE PROPERTY , as recorded in Book 57, Page(s) 84, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: 1014 Bate Avenue, Nashville, TN 37204

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $315,000.00

Kermit Perkins
Affiant

Subscribed and sworn to before me
this 29th day of February, 2008
MY COMMISSION EXPIRES.
My Commission Expires: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of February, 2008.

Alessandro Rustioni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2008, before me personally appeared Alessandro Rustioni to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES.
September 19, 2009