Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 04/29/08 09:55 2 pg
Fees:13.00 Taxes:458.80

20080429-0043518

15-0804-151400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2008.

Notary Public
My commission expires: 05/03/2010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher Lanzafama	Magna Bank	052-13-0-B-234.00
3098 Penn Meade Way	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, S. Jared Ange, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Lanzafama, unmarried, as to an undivided one-half interest; and Michael Lanzafama and wife, Susan Marie Lanzafama, as to an undivided one-half interest; as tenants in common with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of River Glen, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to S. Jared Ange, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 30, 2004, recorded February 6, 2004, of record in Instrument No. 20040206-0014848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Amy Ange, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

S. Jared Ange, Grantor, is one and the same as Shelby J. Ange.

This property is improved property known as 3098 Penn Meade Way, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of April, 2008.

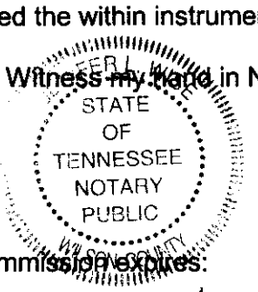
S. Jared Ange

Amy Ange

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, S. Jared Ange and Amy Ange, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of April, 2008.



State of Tennessee at Large

My Commission expires:

05/03/2010