DO NOT PUBLISH

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ralphie May and Lahna Turner	New Owner	Map/Parcel -
1003 Halcyon Avenue		11801022700
Nashville, TN 37204		13245 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** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ralphie May and wife, Lahna Turner** (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 PART OF LOT 29 IN L.G. NOEL'S PLAN OF IDLEWILD, AS OF RECORD IN BOOK 161, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID PART OF LOT NO. 29 FRONTS 48 1/2 FEET ON THE SOUTHERN SIDE OF HALCYON AVENUE AND EXTENDS SOUTHWARDLY BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO A 15 FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ALESSANDRO RUSTIONI BY WARRANTY DEED FROM RIGID DEVELOPMENT, INC., RECORDED ON THE 14TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070914-0110515, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The above described real property is not the homestead of Alessandro Rustioni and never has been and is investment property owned by Alessandro Rustioni.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of L.G. NOEL'S PLAN OF IDLEWILD, as recorded in Plat Book 161, Page(s) 120, said Register's office.

This is improved property commonly known as: 1003 Halcyon Avenue, Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 05/23/08 09:08 2 pgs
Fees:13.00 Taxes:1998.00
20080523-0052857

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me
this 20th day of May, 2008

My Commission Expires: 3-21-09

Notary Public

SHARI A. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 have caused this Deed to be executed this 20th day of May, 2008.

Alessandro Rustioni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2008, before me personally appeared Alessandro Rustioni to me known to be the persons 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

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY