PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/05/08 13:49 2 pg
Fees:13.00 Taxes:2738.00
20080805-0080690

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(_gj_) Title No: 49422
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark A. Girone Andree K. Girone 9186 Fox Run Drive Brentwood, Tennessee 37027	Same

TAX MAP-PARCEL NUMBERS: 16300026500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$740,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Girone, Successor Trustee under the Anthony Girone Declaration of Trust dated December 21, 1989, a one-half divided interest, with full power to sell, mortgage and otherwise encumber aid property without joinder of any beneficiary and unto W. Jean Girone Trustee, under the W. Jean Girone Declaration Trust dated September 10, 1997, a one-half undivided interest with full power to sell, mortgage and otherwise encumber said property, without joinder of any beneficiary.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Girone and spouse, Andree K. Girone** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Cloverleaf Estates, Section 6, as of record in Book 5210, page 112, Register's Office for Davidson County, less that portion of the lot conveyed to the State of Tennessee by deed of record in Book 7827, page 762, said Register's Office, such excluded parcel being described as follows, to wit:

Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the Gleaves property; thence with said west boundary south 04 degrees 03 minutes 53 seconds west 14 feet, more or less to a point; thence with the proposed south margin of said road north 85 degrees 38 minutes 22 seconds west 124.91 feet to a point; thence with the east boundary of the Triangle property north 03 degrees 43 minutes 41 seconds east 14 feet, more or less to a point; thence with said existing margin easterly 125 feet, more or less to the point of beginning and containing 1,979 square feet.

Being the same property conveyed to Anthony Girone and wife, Jean Girone by Warranty Deed from Dickey Roy and wife, Shirley Roy dated July 5, 1989 of record in Book 7881, page 495, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 30,1998 and recorded in November 3, 1998, of record in Book 11184, page 885, said Register's Office for Davidson County, Tennessee, subject property was conveyed to Anthony Girone Trustee, under the Anthony Girone Declaration of Trust dated December 21, 1989, a one-half divided interest, with full power to sell, mortgage and otherwise encumber aid property without joinder of any beneficiary and unto W. Jean Girone Trustee, under the W. Jean Girone Declaration Trust dated September 10, 1997, a one-half undivided interest with full power to sell, mortgage and otherwise encumber said property, without joinder of any beneficiary. Anthony Girone has since died. By operation of the terms of the Declaration of Trust Mark A. Girone was named Successor Trustee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, page 112, said Register's Office, which Plan shows 75 foot minimum building set back line and ingress and egress easement from Bell Road and 20 foot easement for public utility and drainage purposes along the northerly front line(s) of said lot; A 10 foot easement for public utility and drainage purposes along the southerly rear and easterly and westerly side lines of said lot and the following NOTE: Access to Lot No. 6 to be permitted only thru ingress and egress easement to existing ramps across Lots 5A and 5B; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee. Department of Water and Sewer Services for an 8 inch sanitary sewer of record in Book 5420, page 922, said Register's Office.

This is improved property, known as: 1120 Bell Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of July, 2008.

Mark A. Girone, Successor Trustee under the Anthony Girone Declaration of Trust dated December 21, 1989

W. Jean Girone, Trustee under the W. Jean Girone Declaration of Trust dated September 10, 1997

State of TENNESSEE
County of DAVIDSON

On this 16th day of July, 2008 , before me the undersigned authority, personally appeared Mark A. Girone, Successor Trustee under the Anthony Girone Declaration of Trust dated December 21, 1989, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

On this 16th day of July, 2008 , before me the undersigned authority, personally appeared W. Jean Girone Trustee, under the W. Jean Girone Declaration Trust dated September 10, 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $740,000.00

Affiant

Sworn and subscribed before me this the 16th day of July, 2008

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public