Davidson County DEEDWARR
Recvd: 08/21/08 10:16 2 pg
Fees:13.00 Taxes:621.60

20080821-0085889

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

JAMES A. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B
~~PREPARED BY~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
331[illegible] 2ND AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***168,000.00.

Affiant

Subscribed and sworn to before me this 18 day of August, 2008.

Notary Public

My Commission Expires: 1-9-12

ADDRESS OF NEW OWNER

James E. Gilbert
7277 Charlotte Pike #105
Nashville, Tennessee 37209

SEND TAX BILLS TO

Bank of America
9000 Southside Blvd
Jacksonville, FL 32256

MAP & PARCEL NOS.

MAP 114-08-0-C
PARCEL 028.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Eight Thousand and 00/100 Dollars ($***168,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Joseph A. Giarratana and wife, Donna Giarratana, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto James E. Gilbert and James T. Gilbert, as joint tenants with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 28 on the Plan of West Park, Phase 1, of record as Instrument No. 20040624-0075135 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Joseph A. Giarratana and wife, Donna Giarratana, by Warranty Deed dated July 11, 2005, from Rosemary Washington, a single person, of record as Instrument No. 20050718-0083031 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7277 Charlotte Pike #105, Nashville, Tennessee 37209.

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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of West Park, Phase 1, of record as Instrument No. 20040624-0075135 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of August, 2008.

Joseph A. Giarratana

By: Cindy Crocker
Attorney in Fact

Donna Giarratana

By: Cindy Crocker
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cindy Crocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Joseph A. Giarratana and Donna Giarratana and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Joseph A. Giarratana and Donna Giarratana.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY