PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090029281 DEEDWARR
Recvd: 05/04/09 13:44 2 pgs
Fees:13.00 Taxes:1994.30
20090504-0040502

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49861
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Anthony Lena Anthony 2513 Fairfax Ave. Nashville, Tennessee 37215	Fifth Third Mortgage Company P.O. Box 630412 Cincinnati, OH 45274-0134

TAX MAP-PARCEL NUMBERS: 10411014400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$539,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Minna Gioia, married and Jan Pass, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Anthony and Lena Anthony, husband and wife,** 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. 14 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Minna Gioia and Jan Pass by warranty deed from Cornerstone Investments, Inc., dated Jan. 28, 2008 and recorded on Jan. 31, 2008 of record in Doc. No. 20080131-0009886, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown the Plan, with Owner's Certificate, of record in Book 421, Page 7, said Register's Office. Notice of completion of record in Doc. No. 20090225-00116621, said Register's Office.

This is improved property, known as: 2513 Fairfax Avenue, Nashville, Tennessee ~~37215~~ 37212

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 30th day of April, 2009.

Minna Gioia

Jan Pass

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2009 , before me the undersigned authority, personally appeared Minna Gioia and Jan Pass , 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.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **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 $539,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2009

My Commission Expires: 3-4-13

Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY