THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28860-06-2009** **Record & Return To:** **Fearnley & Califf, PLLC** **565 Marriott Drive, Ste. 850** **Nashville, TN 37214**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me this 29th day of June, 2009. Notary Public My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

WARRANTY DEED

Address New Owner: Alena J. Kuprevich 3434 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street, #300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 11705008400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mauro M. Mastrapasqua and wife, Katherine Ann Mastrapasqua**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alena J. Kuprevich, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3434 Hampton Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2009.

Mauro M. Mastrapasqua

Katherine Ann Mastrapasqua

BILL GARRETT, Davidson County
Trans:T20090043551 DEEDWARR
Recvd: 06/30/09 10:06 2 pgs
Fees:13.00 Taxes:2534.50
20090630-0060633

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mauro M. Mastrapasqua and Katherine Ann Mastrapasqua**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2009.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAY 8, 2012

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the unrecorded Plan showing subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey of W. B. Southgate, Surveyor, dated June 23, 1941 as follows:

Beginning in the northerly margin of Hampton Avenue at the southeast corner of Lot No. 3 on said Plan; thence with the northerly margin of Hampton Avenue, eastwardly 100 feet to a westerly line of the Hampton tract and a fence; thence with the westerly line of said tract, northerly 9 ½ deg. West 288 feet, to a point; thence westwardly with a fence, South 85 deg. West 93 feet, to the northeast corner of Lot No. 3; thence with the easterly line of Lot No. 3, 279 feet, to the beginning.

Being the same property conveyed to Mauro M. Mastrapasqua, unmarried by deed dated April 20, 2001 from Richard L. Brown and wife, Rebecca Brown of record in Instrument No. 20010420-0039584, Register's Office for Davidson County, Tennessee. The said Mauro M. Mastrapasqua having conveyed his interest in subject property to Mauro M. Mastrapasqua and wife, Katherine Ann Mastrapasqua by quitclaim deed of record in Instrument No. 20020204-0015275, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4088, page 832, Register's Office for Davidson County, Tennessee.