PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090049336 DEEDWARR
Recvd: 07/22/09 09:31 2 pgs
Fees:13.00 Taxes:1073.00
20090722-0068631

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of July, 2009 by and between **Anthony A. Paparelli and wife, Karin Paparelli**, hereinafter referred to as GRANTOR, and **Luisa Utset Ward and spouse, Thomas Ward**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the plan of Subdivision of B.F. Shields and wife's Tract of Land, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed unto Anthony A. Paparelli and wife, Karin Paparelli, married, by Warranty Deed from Altegra Credit Company, dated April 24, 2002, of record in Instrument Number 20020424-0050787, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **914 15th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Anthony A. Paparelli

Karin Paparelli

NDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Anthony A. Paparelli and Karin Paparelli, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of July, 2009.

Carrie Hughes
Notary Public

My Commission Expires: COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
Luisa Utset Ward and Thomas Ward
914 15th Avenue South, Nashville, TN 37212

Send Tax Statements to:
Homeowner's Mortgage of America, Inc.
100 Galleria Parkway, Suite 1400
Atlanta, GA 30339

Map and Parcel--105.01-O-035.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $290,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Debbie L. Gregory
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of July, 2009.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES 1/23/2010

My Commission Expires: _____

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

~~Land Title South, Inc.~~
~~3326 Aspen Grove Drive, Suite 400~~
~~Franklin, TN 37067~~

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

29-1-287