BILL GARRETT, Davidson County
Trans:T20100015845 DEEDWARR
Recvd: 03/18/10 10:45 2 pgs
Fees:13.00 Taxes:836.20
20100318-0020329

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2010.

NOTARY PUBLIC

My Commission expires: 1/7/2011

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.378.7063 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Frank Rosato 4825 Enoch Drive Nashville, TN 37211	Franklin American Mortgage Co. ~~Same~~ 501 Corporate Center Drive, Ste 400 Franklin, TN 37067	161-10-OB-187.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Gary J. Bettencourt and wife, Jean C. Bettencourt

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Frank /*Joseph Rosato and Rachel K. Addison, both unmarried, as tenants in common with the right of survivorship

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Villages of Brentwood, Phase Eleven, of record in Plat Book 9700, Page 949, amended in Instrument No. 20031219-0181287, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gary J. Bettencourt and wife, Jean C. Bettencourt, by warranty deed, of record in Instrument No. 20070502-0052273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4825 Enoch Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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, **GRANTORS** have caused this instrument to be executed on this 16TH day of MARCH, 2010.

"**GRANTORS**"

Gary J. Bettencourt

Jean C. Bettencourt

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
CCOUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gary J. Bettencourt and Jean C. Bettencourt, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16TH day of MARCH, 2010.

My commission expires: JUNE 12, 2011

{Seal}

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public