BILL GARRETT, Davidson County
Trans:T20100019299 DEEDWARR
Recvd: 04/05/10 09:16 2 pgs
Fees:13.00 Taxes:806.60
20100405-0024774

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#800

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael S. Pisano	Farmers Bank & Trust	Map: 083-13-0-
1409 Russell Street	330 Mayfield Dr, Ste C6	Parcel: 277.00
Nashville, TN 37206	Franklin, TN 37067	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kelley Construction, L.L.C., a Tennessee limited liability company,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Michael S. Pisano, an unmarried man,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46, of Block E on the Plan of Lindsley Home Place of record in Book 2, page 92, Chancery Court at Nashville, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kelley Construction, L.L.C. by warranty deed dated May 24, 2007 from Daniel N. Fell and wife, Catherine Fell of record in Instrument No. 20070529-0063154, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to the following:

1. **2010 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictive Covenants for detached Structure of record in Instrument No. 20070918-0111533, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 2, page 92, said Register's Office.**

This is improved properties commonly known as **1409 Russell Street, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2010.

Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of March, 2010.

Kelley Construction, L.L.C.

By: _____
Kenneth A. Kelley, Chief Manager

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth A. Kelley,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Chief Manager**, of the within named **L.L.C.**, and that **HE** as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **L.L.C.** by **himself** as **Chief Manager**.

WITNESS my hand and official seal at Nolensville, Tennessee, this **31st** day of **March, 2010.**

Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011