Document Prepared by:
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MAP PARCEL NUMBERS
10W 5185
93-13-133

WARRANTY DEED

For and in consideration of the sum of _____ dollars, cash in hand paid by the hereinafter Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we:

FRANCIS R. ZAMBON, d/b/a MARK JAMES

Hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto:

FRANCIS R. ZAMBON AND KAREN E. ZAMBON, TRUSTEES OF
THE FRANCIS R. ZAMBON AND KAREN E. ZAMBON LIVING TRUST
DATED MAY 13, 2011 **(REVOCABLE TRUST)**

Hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in:

DAVIDSON COUNTY, STATE OF TENNESSEE,

Described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville, TN.

Said Lot No. 7 fronts 50 feet on the westerly side of Music Square East, formerly 16th Avenue South, formerly Belmont Avenue and runs back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Marion A. Williams and wife, Thelma C. Williams, by deed from Dodson Batson and wife, Emma Batson, of record in Book 3763, page 69, Register's office for Davidson County, Tennessee. The said Marion A. Williams having since died.

Being the same property conveyed to Francis R. Zamon d/b/a Mark James and wife, Karen Zambon by Installment Deed from Thelma C. Williams a widow, of record in Book 5136, Page 585. Register's Office for Davidson County, TN.

This is (x) improved property, known as 13 Music Square East, Apt. C, Nashville, Tennessee 37221
(house number) (street) (city) (postal zip)

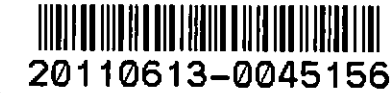
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 13 day of May, 2011

Francis R. Zambon
FRANCIS R. ZAMBON

Karen E. Zambon
KAREN E. ZAMBON

BILL GARRETT, Davidson County
Trans:T20110035201 DEEDWARR
Recvd: 06/13/11 13:46 2 pgs
Fees:12.00 Taxes:0.00



20110613-0045156

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

On May 13, 2011 before me, Adrienne Moradkhanian, a Notary Public personally appeared Francis & Karen Zambon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ADRIENNE MORADKHANIAN
Commission # 1862245
Notary Public - California
Los Angeles County
My Comm. Expires Sep 3, 2013

(Seal)

MAIL TAX BILL TO:

Francis R. Zambon, et ux "NEW OWNERS"
6644 Brookmont Terrace
Nashbille, TN 37205

RETURN TO:

Martin C. Kristal, Esq.
Harrington, Foxx, Dubrow & Canter
1055 W. 7th Street, 29th Floor
Los Angeles, CA 900127-2547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $-0- Revocable Trust.

Martin C. Kristal, Attorney for
Francis R. Zambon and Karen Zambon

Subscribed and sworn to before, me, this 13 Day of May, 2011.

Notary

ADRIENNE MORADKHANIAN
Commission # 1862245
Notary Public - California
Los Angeles County
My Comm. Expires Sep 3, 2013