Davidson County DEEDWARR
Recvd: 09/20/04 15:32 5pgs
Fees:28.00 Taxes:1480.00
20040920-0113137

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.244.0020

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel:
Benjamin A. Doochin Clarissa Doochin 2708 Tyne Boulevard Nashville, TN 37215	Same	130-15-0 093.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, SONIA DOOCHIN, a widow, ("Grantor") with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, has bargained and sold, and by these presents does hereby transfer and convey unto hereby convey all of my right, title and interest unto BENJAMIN A. DOOCHIN and Wife, CLARISSA DOOCHIN, ("Grantee"), their heirs and assigns, my undivided interest in that real property located in Davidson County, Tennessee, and described below with greater particularity (the "Property"), together with all improvements thereon and appurtenances thereto, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 3 of Block "C" on the Map of Tyne Meade, Section 3, as of record in Book 1424, Pages 12, 13 and 14, Register's Office for said County.
>
> SAID Lot No. 3 fronts 200 feet on the north side of Tyne Boulevard and runs back between parallel lines 215 feet to a dead line.
>
> BEING the same property conveyed to Julius Doochin and wife, Sonia Doochin, by deed from

Ben A. Doochin and wife, Roza K. Doochin, of record in Book 2095, page 97, said Register's Office.

BEING the same property conveyed to Sonia Doochin, by deed from Julius Doochin, of record in Book 5897, page 648, said Register's Office.

This is improved property known as 2708 Tyne Boulevard, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its heirs, successors, and assigns forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple, has a good right and authority to convey it, and the same is unencumbered, unless otherwise set forth herein or on the attached Exhibit "B"; and Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever, except those matters as set forth in Exhibit "B". 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 my hand and seal this 11th day of August 2004.

GRANTOR:

Sonia Doochin

SONIA DOOCHIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named SONIA DOOCHIN, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained by signing her name.

WITNESS my hand and seal in the aforesaid State and County this 11 day of August 2004.

Wilma Armstrong
NOTARY PUBLIC

WILMA ARMSTRONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES MAY 24, 2008

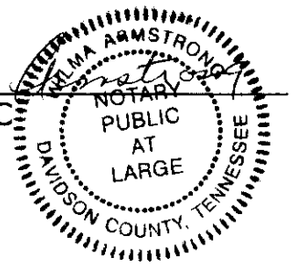
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or the value of the Property, whichever is greater, is $ 400,000 .

AFFIANT

Subscribed and sworn to before me this 11 day of August 2004.

NOTARY PUBLIC



My Commission Expires:

~~MY COMMISSION EXPIRES~~ MAY 24, 2008

Exhibit B

Encumbrances

1. 2004 real property taxes, which have been prorated, and assumed by the Buyer.

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