After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

WARRANTY DEED

04TN05872

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Harvey W. Dizol
Address 720 Magnolia Trail
City/State/Zip Nashville, TN 37221

SEND TAX BILLS TO:
Name NEW OWNER
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00, Simon M. Sedek** has this day bargained and sold, and does hereby transfer and convey unto **Harvey W. Dizol and Katherine O. Dizol**, Husband and Wife, **their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Magnolia Place, as of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Simon M. Sedek by Warranty Deed from Jerome Rosenblum and Fred Yazdian, A Partnership, dated November 1, 1996, as of record in Book 10250, page 158, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/21/04 12:33 2pgs
Fees:13.00 Taxes:806.60
20040921-0113527

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 142, Group 11B, Parcel 12

This is improved property known as: 720 Magnolia Trail, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **15th** day of **September, 2004.**

Simon M. Sedek

Naomi Sedek*

***The spouse of the Grantor, Naomi Sedek, joins in this conveyance for the sole purpose of relinquishing all her rights and interests in this property, marital or otherwise.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me Jeffrey C. Horn, a Notary Public in and for said County and State, Simon M. Sedek and Naomi Sedek with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **15th** day of **September, 2004.**

Commission expires **January 26, 2008**

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

Jeffrey C. Horn
Notary Public

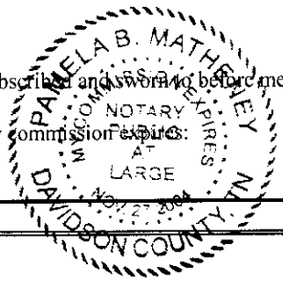
STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant Melissa D. Page

Subscribed and sworn to before me, this the 15th day of September, 2004.

My commission expires:



Pamela B. Matheney
Notary Public - Register

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED