ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Raymond Edward Tarkington, Jr.	New Owner	
6311 Hillsboro Pike		MAP and PARCEL
Nashville, TN 37215		03/23/2005 @ 8:00AM

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Selina Catherine Barrett Gaviria, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Raymond Edward Tarkington, Jr., a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 3, on the Plan of J.F. Wallace Subdivision of a 19.5 acre Tract, not of record, described according to a survey made by Watkins and Murray, Surveyors, October 29, 1948, as follows:

Beginning in the center of Hillsboro Road, 350 feet north of the center of Old Hickory Boulevard, being the corner of lots numbers 3 and 4; thence with the northerly line of lots numbers 4 and 5, westwardly 707 feet to the easterly line of lot number 6; thence with the same, north 19 degrees east 150 feet to the corner of lots numbers 2 and 3; thence with the line between said two lots, eastwardly 730 feet to the center of Hillsboro Road; thence with the center of same, south 31 degrees west 130 feet to the beginning, containing, 2.3 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM is that certain property conveyed to the State of Tennessee in fee simple by Warranty Deed dated September 30, 1998, of record in Book 11139, Page 668, said Register's Office.

Being a portion of the same property conveyed to Marlon D. Gaviria and wife, Selina C. Gaviria, by Warranty Deed dated March 22, 1999, from John Fred Tarkington, Jr., and Raymond E. Tarkington, of record in Book 11395, Page 966, Register's Office for Davidson County, Tennessee. The said Marlon D. Gaviria and Selina C. Gaviria divorced, and Marlon David Gaviria conveyed his interest in the subject property to Selina Catherine Barrett Gaviria by Quitclaim Deed dated October 30, 2001, of record in Instrument No. 20020612-0071501, Register's Office for Davidson County, Tennessee. The said Marlon D. Gaviria is one and the same person as Marlon David Gaviria. The said Selina C. Gaviria is one and the same person as Selina Catherine Barrett Gaviria.

This is property with a common address of 6311 Hillsboro Pike, Nashville, TN 37215.

Davidson County DEEDWARR
Recvd: 03/31/05 14:02 2 pgs
Fees:13.00 Taxes:1058.40
20050331-0035099

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Easement for sanitary sewers and/or storm drainage of record in Book 7814, Page 365, said Register's Office; (3) Easement of record in Book 11139, Page 668, said Register's Office.

[**STATE OF TENNESSEE**]
[**COUNTY OF** Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $286,053.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 30th day of March, 2005.]
[ ]
[My Commission Expires: 1/28/2006 Notary Public]

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JAN. 28, 2006

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **March, 2005**.

Selina Catherine Barrett Gaviria

Selina Catherine Barrett Gaviria

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Selina Catherine Barrett Gaviria, an unmarried person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **March, 2005**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JAN. 28, 2006

File No. 0503-034.wd