THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24097-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $379,000.00. Affiant Subscribed and sworn to before me this 3rd day of May, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public

WARRANTY DEED

Address New Owner: Silvio Sitarich Sheila E. Sitarich 3722 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** SunTrust Bank	**Tax Information:** Map No.104.09-0 Parcel No. 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mahlon D. Johnson, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Silvio Sitarich and wife, Sheila E. Sitarich** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3722 Richland Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of May, 2005.

Mahlon D. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mahlon D. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2005.

Notary Public

My Commission Expires: 10-26-05

ESTHER CHAMPION NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Davidson County DEEDWARR
Recvd: 05/09/05 15:29 2 pgs
Fees:13.00 Taxes:1402.30

20050509-0052262

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 179 of Block 8 Division "A" Richland Realty Company's Property as of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mahlon D. Johnson by deed dated October 21, 2003 from Bette O. Wiley and husband, William Henry Haile of record in Instrument No. 20031029-0159346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.