Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/24/05 14:41 2 pg:
Fees:13.00 Taxes:858.40
20050524-0058675

39-B
File #05-1229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Csaba A. Biegl and spouse, Dora Biegl**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick S. Granado**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being Lot No. 360 on the plan of a resubdivision of lots 359, 360, 361, 366, and 367, Walnut Hill Manor Section 1, of record in Book 4955, page 21, Register's Office for said County.

Said Lot No. 360 fronts 116.0 feet on the northeasterly margin of Stirrup Drive and extends back 164.0 feet on the northwesterly line and 155.8 feet on the southeasterly line to a dead line in the rear, measuring 75.58 feet thereon.

Being the same property conveyed to Csaba A. Biegl and spouse, Dora Biegl by deed dated September 16, 1995, of record in Book 8578, Page 735, Register's Office for Davidson County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 820 Stirrup Drive, Nashville TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of May, 2005

Csaba A. Biegl

Dora Biegl

State of Tennessee)
County of Davidson)

On this 17th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Csaba A. Biegl and Dora Biegl, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 232,000.00.

Affiant

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.
My Commission Expires

Sworn and subscribed before me on this the 17th day of May, 2005.

Notary Public

My Commission Expires: 3/25/06

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Patrick S. Granado	New Owner	142-3-22
820 Stirrup Drive		
Nashville, TN 37221		