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. 24370-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $316,000.00. Affiant Subscribed and sworn to before me this 23rd day of June, 2005. Notary Public NOTARY PUBLIC AT LARGE My Commission Expires J. Michael Morgan My Commission Expires July 30, 2005

WARRANTY DEED

Address New Owner: Paul J. Dehart, Rory C. Dicker 4037 Outer Drive Nashville, TN 37204	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.132.01 Parcel No. 121.00

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, **Jeffrey J. Quasny**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul J. Dehart and wife, Rory C. Dicker** ("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 4037 Outer Drive, Nashville, TN 37204

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 23rd day of June, 2005.

Jeffrey J. Quasny

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: [redacted]-7638

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey J. Quasny**, 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 23rd day of June, 2005.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: May 27, 2007**

FRANKLIN E. LEWIS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/28/05 14:49 2 pg:
Fees:13.00 Taxes:1169.20

20050628-0074409

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Rolling Meadows, as of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey J. Quasny, unmarried by deed dated 5/7/04 from Ben Sensing and wife, Mary Denton Sensing of record in Instrument No. 20040512-0055374, Register's Office for Davidson County,

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6137, page 775, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.