Davidson County DEEDWARR
Recvd: 08/08/05 09:05 2 pgs
Fees:13.00 Taxes:83.25

20050808-0092935

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 22,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00917

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Compass Development LLC	Same	MAP:
400 East Due West Avenue		Parcel:52-09 78.00
Madison, TN 37115	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER C. PAWLOWSKI, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

COMPASS DEVELOPMENT LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 400 East Due West Avenue, Madison, TN 37115

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 2nd day of August, 2005.

Christopher C. Pawlowski

Christopher C. Pawlowski by Don Lane, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 2nd day of August, 2005, before me personally appeared Don Lane to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Christopher C. Pawlowski** and acknowledged that he executed the same as the free act and deed of said **Christopher C. Pawlowski**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2-B ON THE FINAL PLAT, RE-SUBDIVISION OF LOT 2 AND LOT 3, MONTAGUE PARK, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040528-0063053, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED OF CORRECTION FROM STEVEN S. PAWLOWSKI, ROSE MARY PAWLOWSKI, ANDREW Z. PAWLOWSKI, AND RICHARD PAWLOWSKI TO CHRISTOPHER C. PAWLOWSKI AS RECORDED ON THE 15TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050415-0042288; QUITCLAIM DEED FROM GERALD C. & NYLA J. & RAYMOND J. WILSON TO ESTELLA K. & CHRISTOPHER C. PAWLOWSKI AS RECORDED ON THE 21ST DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030821-0121542; QUITCLAIM DEED FROM STEVEN S. PAWLOWSKI TO CHRISTOPHER C. PAWLOWSKI AS RECORDED ON THE 2ND DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040802-0092306; QUITCLAIM DEED FROM ROSE MARY PAWLOWSKI TO CHRISTOPHER C. PAWLOWSKI AS RECORDED ON THE 2ND DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040802-0092305; QUITCLAIM DEED FROM ANDREW Z. PAWLOWSKI TO CHRISTOPHER C. PAWLOWSKI AS RECORDED ON THE 30TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040730-0091566; QUITCLAIM DEED FROM RICHARD PAWLOWSKI TO CHRISTOPHER C. PAWLOWSKI AS RECORDED ON THE 30TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040730-0091565; QUITCLAIM DEED FROM ESTELLA K. PAWLOWSKI, UNMARRIED TO ESTELLA K. PAWLOWSKI, UNMARRIED AND CHRISTOPHER C. PAWLOWSKI, UNMARRIED AS RECORDED ON THE 11TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020911-0110566 AND DEED FROM BILL L. CAMPBELL AND WIFE, HAZEL M. CAMPBELL TO ESTELLA K. PAWLOWSKI, UNMARRIED AS RECORDED ON THE 7TH DAY OF NOVEMBER, 1994 IN BOOK 9513, PAGE 289, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Christopher C. Pawlowski pursuant to a power of attorney executed by the same on the 07/05/2005, and being filed for in Instrument # 20050808-0092934 Register's Office for Davidson County, Tennessee.