WARRANTY DEED

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bartosz Piotr Wloch (NAME)	Same as New Owners (NAME)	MAP 52-1
704 Oakdell Avenue (ADDRESS)	(ADDRESS)	PARCEL 233
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND PARCEL

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bartosz Piotr Wloch and wife, Amanda Yvette Wloch

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

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

TRACT ONE:
Being part of Lot No. 22 and part of the east half of Lot No. 21 of Block "A" on the Map of the Resubdivision of Power and Roth Subdivision which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a point in the southwesterly margin of Oakdell Avenue, said point being 100 feet, more or less, southeasterly of the south margin of Neely's Bend Road; thence, along said margin of Oakdell Avenue, South 48 degrees 00 minutes 00 seconds East, 98.2 feet to a point; thence, continuing with said margin South 1 degree 42 minutes 00 seconds West 121.3 feet to an iron pin; thence, leaving said margin with the southerly line of Lots 21 and 22 and the northerly line of Lot No. 18, North 88 degrees 00 minutes 00 seconds West, 74.9 feet to an iron pin; thence, with a line down the center of Lot No. 21, North 1 degree 42 minutes 00 seconds East, 184.44 feet to the point of beginning.

TRACT TWO:
This described tract also being part of Lot No. 22 and part of the east half of Lot No. 21 and being the west half of the part of Oakdell Avenue which is now closed of Block "A" on the Map of the Resubdivision of Power and Roth Subdivision, which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee, and is described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 704 Oakdell Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 30th day of September, 2005

Sean M. Bacon
Sean M. Bacon
by Jesse B. Linard, POA.
Attorney-in-fact

Davidson County DEEDWARR
Recvd: 10/04/05 15:10 3 pgs
Fees:18.00 Taxes:351.50

20051004-0119476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean M. Bacon

the bargainor _____, 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 and official seal at Madison, Tennessee, this 30th day of September, 2005.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee, County of Davidson

On this 30th day of September, 2005, before me personally appeared Jessie B. Clinard, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Sean M. Bacon, and acknowledged that she executed the same as the free act and deed of the said Sean M. Bacon.

Witness my hand and official seal at Madison, Tennessee, this 30th day of September, 2005.

Commission expires: 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

BEGINNING at a point in the southerly margin of Neely's Bend Road and the north easterly margin of Oakdell Avenue; thence, along the said southerly margin of Neely's Bend Road, South 88 degrees 00 minutes 00 seconds East, 99.9 feet to a point in the centerline of the part of Oakdell Avenue which is now closed; thence, with said centerline, South 1 degrees 42 minutes 00 seconds West, 84.2 feet to a point in the northeasterly margin of Oakdell Avenue; thence, along said margin North 48 degrees 00 minutes 00 seconds West, 131.00 feet to the point of beginning.

Being the same property conveyed to Sean M. Bacon and Jack G. Bacon and wife, Valerie P. Bacon by Warranty Deed from Daniel A. Taylor and wife, Cathy Taylor of record in Instrument No. 20001102-0108860, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sean M. Bacon, unmarried, by Quitclaim Deed from Jack G. Bacon and wife, Valerie P. Bacon of record in Instrument No. 20030903-0127392, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the Plan of the Resubdivision of Power and Roth Subdivision which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein.