WARRANTY DEED

G-FC-05-242

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-6-06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Mizell	WELLS FARGO BANK	
242 Collier Avenue (ADDRESS)	(NAME) 7415 NEW TECHNOLOGY WAY (ADDRESS)	119-10-211
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	FREDERICK, MD 21703 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we W. M. JOSEPH CZARNESKI, IV AND WIFE, JENNIFER WARD CZARNESKI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES D. MIZELL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 242 Collier Avenue, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of October, 2005.

W. M. Joseph Czarneski, IV

Jennifer Ward Czarneski

Davidson County DEEDWARR
Recvd: 11/03/05 13:46 3 pgs
Fees:18.00 Taxes:466.20

20051103-0133286

COUNTY OF Davidson

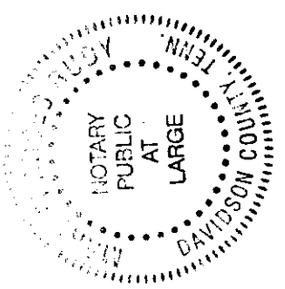
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. M. Joseph Czarneski, IV and Jennifer Ward Czarneski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING THE WEST 60 FEET OF THE SOUTH 125 FEET OF LOT NO. 15 AND THE EAST 30 FEET OF THE SOUTH 125 FEET OF LOT NO. 14, BLOCK "F", ON THE MAP OF WOODBINE COURTS, PART NO. 2 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF COLLIER AVENUE, 15 FEET WEST OF THE CORNER OF LOT NOS. 15 AND 16; THENCE NORTHERLY PARALLEL WITH THE LINE BETWEEN SAID LOTS, 125 FEET TO A POINT; THENCE WESTERLY 90 FEET TO A POINT WHICH IS 30 FEET WEST OF THE LINE BETWEEN LOT NOS. 14 AND 15; THENCE SOUTHERLY PARALLEL TO SAID LINE BETWEEN SAID LOTS, 125 FEET TO THE NORTH MARGIN OF COLLIER AVENUE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 90 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO W.M. JOSEPH CZARNESKI, IV AND WIFE, JENNIFER WARD CZARNESKI BY WARRANTY DEED FROM BRIAN A. HUNT AND WIFE, HEATHER HUNT, RECORDED ON THE 21ST OF MAY, 1996 IN BOOK 10056, PAGE 340, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4168, page 682, Register's Office for Davidson County, Tennessee.