This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Lee Branchizio unmarried
3431 33rd Avenue South
Nashville, TN 37212

MAP: 086-00-0
PARCEL: 189.00
GROUP:

Davidson County DEEDWARR
Recvd: 12/09/05 10:00 2 pgs
Fees:13.00 Taxes:832.50
20051209-0148057

WARRANTY DEED

THIS INDENTURE, made this 7th day of December, 2005 between

Roberto Branchizio unmarried

Of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Lee Branchizio unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sullivan Commercial Center, Section 1, as of record in Book 4470, Page151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Included in the above description but expressly excluded therefrom:

Right-of-way: From the point of beginning, said point being on the East right-of-way of Chandler Road, further described as located on the property line at the Northwest corner of the property of Robert N. Bryson, Sr. and Billy N. Bryson; thence N 27 deg. 10' 17" E for 134.64 feet to a point; thence S 81 deg. 16' 36" E fro 4.21 feet to a point; thence feet S 27 deg. 15' 12" W for 134.57 feet to a point; thence N 83 deg. 11' 32" W for 4.05 feet to the point beginning.

Temporary Construction Easement: A tract of land 15 feet in width lying adjacent and parallel to the proposed Eastern right-of-way line of Chandler Road. Said temporary construction easement to be abandoned upon completion of construction.

This being the same property conveyed to Roberto Branchizio, unmarried by Deed dated 8/21/1997 from Robert N. Bryson and wife, Billy N. Bryson of record in Book 10583, Page 666, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Roberto Branchizio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roberto Branchizio unmarried the within named bargainor(s), 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 at office this 7th day of December,2005

Notary

My Commission Expires: 9/3/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $225,000.00.

Affiant

Sworn to and subscribed before me, this ____day of December, 2005

Notary Public

My Commission Expires: 9/3/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY