THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22840J

Davidson County DEEDWARR
Recvd: 01/09/06 15:10 2 pgs
Fees:13.00 Taxes:1665.00
20060109-0003181

MAP/GROUP/PARCEL: 043-06-0-089.00

NEW OWNER'S NAME AND ADDRESS:
ANTON MARCIUC & GIGI BAGOLY
8501 Cub Creek Rd.
Nashville, TN. 37209

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ALBERT J. FOX, hereinafter called Grantor, does hereby transfer and convey unto, ANTON MARCIUC and GIGI BAGOLY, each with a 50% undivided interest, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 44 on the revised plan of the subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 291 1947, as follows: Beginning on the westerly margin of Nix Drive 381.78 feet south of the southerly margin of Thornton Avenue, being the corner of Lots Nos. 44 and 45; thence with the line between said two lots, westwardly 175 feet to the easterly line of Lot No. 51; thence with the easterly line of Lots Nos. 51, 52, and 53, southwardly 120 feet to the corner of Lots Nos. 43 and 44; thence with the line of between said two lots eastwardly 175 feet to the westerly margin of said Nix Drive, thence wiht same, northwardly 120 feet to the beginning.
>
> The subject property is property known as 317 NIX DRIVE, Madison, TN 37115.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 8764, Page 745, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ALBERT J. FOX

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ALBERT J. FOX, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 16th day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

SUMNER COUNTY, TENNESSEE JANET L. ADAMS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $450,000.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

SUMNER COUNTY, TENNESSEE JANET L. ADAMS NOTARY PUBLIC AT LARGE