THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37203

Our File Number: 23201S

Davidson County DEEDWARR
Recvd: 03/01/06 12:10 2 pgs
Fees:13.00 Taxes:1480.00
20060301-0023553

MAP/GROUP/PARCEL:
130-11/119

NEW OWNER'S NAME AND ADDRESS:
FTM Associates
736 GEORGIA AVE
SUITE 1006
CHATTANOOGA TN 37402

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Marcus M. Dipietro, as Conservator for David L. Dipietro, hereinafter called Grantor, do hereby transfer and convey unto FTM Associates, its heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being lot No. 2, except a small triangular part, and a small triangle out of the southeast corner of lot No. 1, on the Plany of Hycrest Acres, as or record in Book 2133, page 5, Register's Office for said county, and described as follows:

Beginning at a point on the westerly margin of Wayland Drive, at the common corner of lots 2 and 3; thence with the margin of said Drive, northwesterly 72.86 feet to a concrete monument, and continuing with the same, north 40 degrees 13' west, passing the common corner of lots 1 and 2 at 87 feet, and continuing in the same direction, along the margin of said Drive, 12 feet to a point;thence south 47 degrees 19' west, crossing the line between lots 1 and 2 at 45.6 feet, in all 100 feet to a point in lot 2; thence south 65 degrees 02' west 285.6 feet to a point in the line between lots 1 and 2; thence with the line between said lots, north 88 degrees west 155 feet to a point in the easterly line of the subdivision known as Tyne Meade, section 4, as of record in book 1424, page 25, said Register's Office; thence south 1 degree 33' west 70 feet to a point at the corner of lots 2 and 3; thence with the line between said lots, north 87 degrees 03' east 404.9 feet to a point; and north 63 degrees 02' east 215.3 feet to the westerly margin of Wayland Drive, the point of beginning.

Being the same property conveyed to David L. Dipietro and wife, Sue S. Dipietro by Deed of record in Book 4202, Page 449 recorded 01/03/1968, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 4421 Wayland Drive Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that they are 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 bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Marcus M. Dipietro AS CONSERVATOR FOR
DAVID L. DIPIETRO

Marcus M. Dipietro, as Conservator for David L. Dipietro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Marcus M. Dipietro, as Conservator for David L. Dipietro, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 27th day of February, 2006.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN MY COMMISSION EXPIRES NOV. 14 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $400,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27TH day of February, 2006.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN MY COMMISSION EXPIRES NOV. 14 2009