(2)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of February, 2006.

Notary Public

My Commission Expires: 11/9/06

My Commission Expires NOV 8, 2008

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/01/06 12:36 2 pg
Fees:13.00 Taxes:1387.50
20060301-0023584

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Donald Crosslin
2219 Blair Boulevard
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

10415016900

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond E. Goricki and Sara Kendall Scarlett (n/k/a Sara S. Goricki), husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Donald Crosslin, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 126 ¼ feet of Lot No. 99 on the Plan of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines, 159 feet, more or less, to the northerly line of Lot No. 62 on said plan.

Being the same property conveyed to Raymond E. Goricki and Sara Kendall Scarlett, (n/k/a Sara S. Goricki) husband and wife, by warranty deed from David A. James and wife, Veronica S. James, of record in Instrument No. 20011129-0130645, Register's Office for Davidson County, Tennessee, dated November 16, 2001. Also being part of the same property conveyed to Sara S. Goricki by quitclaim deed from Melissa J. Beard of record in Instrument No. * , Register's Office for Davidson County, Tennessee.

* 20060301-0023583

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 332, Page 132, and Instrument No. 200203180033653, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2219 Blair Boulevard, Nashville, TN 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of February, 2006.

Raymond E. Goricki

Sara Kendall Scarlett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Raymond E. Goricki and Sara Kendall Scarlett (n/k/a Sara S. Goricki), with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2/24/2006.

Witness my hand and official seal this 24th day of February, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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