NEW OWNER:
MARCELENE O. ARWINE
205 RIVERPOINT COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-0212

Map & Parcel
09601002401
Map & Parcel
09601015500

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 03/02/06 11:18 3 pgs
Fees:18.00 Taxes:240.50
20060302-0024239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Five Thousand and 00/100 Dollars ($65,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GINA S. CACERES, (formerly Gina S. Graham)** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARCELENE O. ARWINE and husband, MARVIN A. ARWINE**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **14th** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in the Fourteenth Councilmanic District of Davidson County, Tennessee, and located at the end of Riverpoint Court and being more particularly described according to a boundary survey dated July 9, 1992 by Jesse E. Walker Tennessee License No. 1485, as follows:

Beginning on an iron pin located on the north margin of Riverpoint Court, said iron pin being the westernmost point of the herein described tract, thence;

1. Leaving said margin and along the east line of Riverpoint Condominiums Section Two as evidenced in Plat book 5200, page 749, in the Register's Office of Davidson County, Tennessee, North 16 degrees 52 minutes 23 seconds East a distance of 176.11 feet to iron pin, thence;
2. Continuing with Riverpoint North 54 degrees 00 minutes 08 seconds East a distance of 125.23 feet to an iron pin at fence corner, thence;

3. With a fence and Sarah Byrn's line South 47 degrees 03 minutes 12 seconds East a distance of 345.42 feet to an iron pin in a fence, thence;
4. With a fence and L. W. Lane's line South 23 degrees 56 minutes 23 seconds West a distance of 292.87 feet to an iron pin at a fence corner, thence;
5. Continuing with said fence and Lane's line, passing Nannie Hoggatt's northeast corner South 80 degrees 44 minutes 22 seconds West a total distance of 171.90 feet to an iron pin in a fence, thence;
6. Along the line of Riverpoint North 22 degrees 01 minutes 59 seconds West a distance of 311.28 feet to an iron pin, the point of beginning, containing, 3.102 acres more or less.

INCLUDED in the above description but expressly excluded is any portion of the above described property is the right-of-way for Munn Road.

Being the same property conveyed to GINA S. GRAHAM by Quitclaim Deed from David H. Nunn, dated July 28, 1992, and of record in Record Book 8726, Page 857, Register's Office for Davidson County, Tennessee, with further reference to Record Book 8686, Page 850.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

Property is being sold "AS-IS".

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of February, 2006.

Gina S. Caceres

GINA S. CACERES

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GINA S. CACERES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2006.

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-27-09

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The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**.

Marcelas O. Arwine

AFFIANT

Sworn to and subscribed to before me this 24th day of February, 2006.

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-27-09