Davidson County DEEDWARR
Recvd: 05/08/06 10:34 2 pgs
Fees:13.00 Taxes:665.63
20060508-0053176

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $179,900.00. Joshua Bastoky Affiant Subscribed and sworn to before me, this 5th day of May, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Joshua Bastoky
7820 Highway 100
Nashville, TN 37221

Send Tax Bills To:
Pinnacle Direct Funding
1500 Lee Road
Orlando Florida 32810

Map-Parcel Number:
156-00-0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK SCOTT FANNING**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSHUA BASTOKY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Harpeth Heights, Section II, not of record and described according to a survey made by Hal R. Swann, Jr., Surveyor, March 9, 1953, as follows:

Beginning on the northerly margin of Highway No. 100, 300 feet west of the southwest corner of the property conveyed to Marvin P. King and wife, by deed from E. U. Buchi and wife of record in Book 2139, page 535, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 200 feet; thence westwardly 150.45 feet; thence southwardly 211.2 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same eastwardly 150 feet to the beginning.

Being the same property conveyed to Jack Scott Fanning and wife, Katherine M. Fanning, by deed from John B. Hill and wife, Nellie Collier Hill, dated September 15, 1061, of record in Book 3282, page 185, Register's Office for Davidson County, Tennessee. Katherine M. Fanning is now deceased.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Agreement for Dedication of Public Utilities Easement of record in Book 10752, page 958, Register's Office for said County.

This is improved property known as 7820 Highway 100, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of May, 2006.

Jack Scott Fanning

Jack Scott Fanning

By: Executed by power of attorney

William C. Fanning, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM C. FANNING,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney in Fact for Jack Scott Fanning**, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of May, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007