Davidson County DEEDWARR
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Fees:23.00 Taxes:888.00
20060512-0056178

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
DSCT DODSON CHAPEL	DSCT DODSON CHAPEL	Parcel ID
5209 Rustic Way	5209 Rustic Way	#086 00 0 069.00
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONALD A. SINZ AND KIMBERLY GROOMS, (n/k/a KIMBERLY G. SINZ, his wife** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **DSCT DODSON CHAPEL,** a Tennessee general partnership (the "Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current year real property taxes, a lien not yet due and payable.

And Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Whenever 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 Grantor's hand, this 12 day of May, 2006.

DONALD A. SINZ

KIMBERLY G. SINZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12 day of May, 2006, before me personally appeared DONALD A. SINZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of himself, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY M. DALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12 day of May, 2006, before me personally appeared KIMBERLY G. SINZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of himself, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY M. DALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $240,000.00.

Affiant

Subscribed and sworn before me this 12th day of May, 2006.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY M. DALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Exhibit A
Legal Description

Being land situated in the 4th Civil District of said County, and beginning at a stone in the East margin of Dodson's Chapel Road, being the Southwest corner of a tract of land of one acre conveyed to L.L. Benson, et. al. by W.R. Hewgley, thence East with the L.L. Benson South boundary line 334.5 feet to L.L. Benson southeast corner to a stone, thence south with the W.B. Hewgley East boundary line 130 1/6 feet to a stone, thence with a line parallel to the north boundary line 334 ½ feet to a stone in the East margin of the Dodson's Chapel Road, thence North with the East margin of the Dodson's Chapel Road to the beginning corner, containing one acre, and being part of the 5 acre tract of land conveyed to W.R. Hewgley by Mrs. May E. Gleaves.

Being the same property conveyed to Donald A. Sinz and Kimberly Grooms, (n/k/a Kimberly G. Sinz, his wife) by Deed of Record in Book 6919, page 307, Register's Office for Davidson County, Tennessee.