

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $281,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May 2006.

Notary Public
My commission expires: 6-27-09

Davidson County DEEDWARR
Recvd: 06/05/06 09:18 2 pgs
Fees:13.00 Taxes:1039.70

20060605-0065692

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica M. Sgarlata	Wells Fargo Bank, N.A.	103-03-0-974.00
5107 Idaho Avenue	1000 Blue Gentian Road	
Nashville TN 37209	Eagan, MN 55121	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Steven B. Hicks, and wife, Donna L. Hicks hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jessica M. Sgarlata and Robert E. Sgarlata, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being parts of Lots 23 and 24, on the Plan of Realty Savings Bank and Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's 1st Addition, as shown on plat of record in Plat Book 421, page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of said lots adjoin and front together 50 feet on the south side of Idaho Avenue and run back between parallel lines parallel to and 240 feet west of the west margin of 51st Avenue North 160 feet to a dead line.

Being the same property conveyed to Steven B. Hicks in Instrument 20040506-0052039 recorded 5/6/2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Robbins, Carl Dugan and I. A. Dugan, as trustees of the First United Pentecostal Church by Deed of record in Book 4754, Page 860 recorded 10/10/1973, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Easements, or claims of easements, not shown by the public records; (2) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show; (3) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (4) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 103-03-0-974.00; (5) All matters shown on Plat recorded in Book 421, page 18.

Donna Hicks is joining in this conveyance to disclaim and waive her marital interest.

This property is improved property known as 5107 Idaho Avenue, Nashville, TN 37209.

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(s), their heirs and assigns, forever. Grantors

covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 5th day of May 2006.

Steven B. Hicks, a Married Man

Donna L. Hicks by Steven B. Hicks attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven B. Hicks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of May 2006.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6-27-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On May 15, 2006, before me personally appeared, Steven B. Hicks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna L. Hicks, and who acknowledged that he executed the same as the free act and deed of Donna L. Hicks.

Witness my hand, at office, this 15th day of May 2006.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My commission expires: 6-27-09

FILE NO: TN2006040161