This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060416

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/19/06 15:30 3 pgs
Fees:18.00 Taxes:1036.00

20060619-0073138

Send Tax Bills To:
new owner

Guido Sclabas and Bridgette Sclabas
New Owner is:
7874 Highway 100
Nashville, TN 37221

MAP: 156
PARCEL: 71.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Van A. Pinnock and Theodora P. Pinnock**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Guido Sclabas and Brigette Sclabas**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 14 on the plan of Harpeth Heights, Second Revision, Third Addition, not of record and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor dated July 2, 1964, as follows:

Beginning at a point in the Northwesterly margin of Highway No. 100 at the southwest corner of the Tract No. 3 conveyed to Alvin W. Terrell and Son, Inc., by deed from E U Bunchl and wife, of record in Book 3762, page 123, Register's Office for Davidson County, Tennessee; thence with the Southwest line of said tract Northwesterly 690.4 feet to the Northwest corner of said tract in the Big Harpeth River; thence Southwesterly 150 feet to a point; thence Southeasterly 690.2 feet to a point on the Northwest margin of Highway 100; thence with the margin of same Northeasterly 160.0 feet to the point of beginning.

Being the same property conveyed to Van A Pinnock and, Theodora P. Pinnock as joint tenants by QuitClaim Deed from Van A. Pinnock and Theodora Pinnock dated February 2, 2005, recorded February 11, 2005, in Inst#200502110015871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein. VAP/TP Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of May, 2006.

GRANTOR:

Van A. Pinnock

Theodora P. Pinnock

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Van A. Pinnock and Theodora P. Pinnock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31 day of May, 2006.

Notary Public

My Commission Expires: 11/25/09

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF W. Wilson)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

SWORN TO and subscribed
before me this 31 day of
May, 2006

NOTARY PUBLIC

BYLITHE BOND SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: