Address New Owner and Send tax bills to:
Mary S. Dietrich
1230 Eastdale Avenue
Nashville, TN 37216

Map-Parcel Numbers:
061 12 0 013.00

Davidson County DEEDWARR
Recvd: 06/21/06 14:48 2 pgs
Fees:13.00 Taxes:788.10
20060621-0074258

This instrument prepared by: A.J. Sharenberger, III, P.O. Box 56, Elmwood, TN 38560

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirteen Thousand Dollars in hand paid, the receipt and sufficiency of which is hereby acknowledged, A.J. Sharenberger, III (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Mary S. Dietrich, unmarried, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee being the northeasterly 35 feet of Lot no. 4, all of Lot No. 6, and the southwesterly 20 feet of Lot No. 8 of Block "B" on the plan of Section No. 2 of Jackson Park, of record in Book 843, page 21, Register's Office for said County.

Said property adjoins and fronts together 130 feet on the southeasterly margin of Eastdale Avenue and extends back between parallel lines of 175 feet to a dead line.

Being the same property conveyed to A.J. Sharenberger, III, a single person, by deed of record from David W. Turner and wife, Lisa R. Turner, in Book 7614, page 758 said Register's office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to any and all unpaid real estate taxes for the 2006 tax year which have been prorated between the parties and subject to matters referenced in the plan of record in Book 843 page 21, building and zoning regulations, all visible easements, and such other matters which an accurate survey of the premises would disclose.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20th day of June, 2006.

A.J. Sharenberger, III

Grantor's spouse joins in this conveyance solely to convey any marital interest in the Property.

Lynn W. Sharenberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public within and for the state and county aforesaid, personally appeared A.J. Sharenberger, III, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20 th day of June, 2006

Notary Public My Commission Expires: 1/24/09

LINDA K. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SMITH

Before me, a Notary Public within and for the state and county aforesaid, personally appeared Lynn W. Sharenberger, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19 th day of June, 2006

Notary Public My Commission Expires: 7-13-09

JULIE DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that he actual consideration for this transfer or value of the property transferred, whichever is greater is $213,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SUBSCRIBED and sworn to before me, this the 20 th day of June, 2006.

Notary Public
My commission expires: 1/24/09