WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF JULY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01575 AZZOLINI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Carolyn Ellen Azzolini	same	MAP:
7307 Old Harding Pike		Parcel:142-10 30.00
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROLYN JUNE WALDEN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CAROLYN ELLEN AZZOLINI, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7307 Old Harding Pike, 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, its successors and assigns, forever; and the Grantor does covenant with the said 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 the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 21st day of July, 2006.

Carolyn June Walden

Carolyn June Walden

Davidson County DEEDWARR
Recvd: 07/26/06 10:06 2 pgs
Fees:13.00 Taxes:1480.00

20060726-0089984

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 21st day of July, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

SITUATED IN THE BELLEVUE AREA OF DAVIDSON COUNTY AND BEING SHOWN ON TAX ASSESSMENT PROPERTY MAP SHEET 142-10 AS PARCEL NO. 30 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF OLD HARDING ROAD AND RUNNING WITH THE SOUTHEASTERLY MARGIN OF OLD HARDING ROAD NORTH 49° 00' EAST 127 FEET TO A POINT, BEING THE COMMON CORNER BETWEEN TAX PARCEL NO. 30 AND TAX PARCEL NO. 31, THENCE SOUTH 67° 30' EAST 395 FT. TO A POINT, THENCE SOUTH 34° 30' WEST 256 FT. TO A POINT, THENCE NORTH 77° 00' WEST 224.70 FT. TO A POINT, THENCE NORTH 49° 00' EAST 145 FT. TO A POINT, THENCE NORTH 57° 12' WEST 245.33 FT. TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 1.87 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DIXIE GORDON WALDEN AND WIFE, CAROLYN JUNE WALDEN WITH LIFE ESTATE IN SADIE L. HERRIN BY QUITCLAIM DEED FROM SADDIE L. HERRIN, UNMARRIED, RECORDED THE 10TH DAY OF AUGUST, 1973 IN DEED BOOK 4736, PAGE 95, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DIXIE GORDON WALDEN HAVING SINCE DIED ON MARCH 1,2003, SURVIVED BY HIS WIFE, CAROLY JUNE WALDEN. SADIE L. HERRIN HAVING SINCE DIED ON JANUARY 28,1987.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.