THIS INSTRUMENT PREPARED BY:
Sovereign Title And Escrow, LLC
305 First Avenue, SE
Winchester, Tennessee 37398

TAX RESPONSIBILITY: (OWNER)
David M. Erwin
3501 Neeley Hollow Rd.
Columbia, TN 38401
TAX ID: 129.06-0-043.00

Davidson County DEEDWARR
Recvd: 09/28/06 10:55 2 pgs
Fees:13.00 Taxes:1017.50
20060928-0120020

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **ETHEL ZEITLIN BY HER ATTORNEY-IN-FACT PETER WEISS (SEE POWER OF ATTORNEY OF RECORD AT INSTRUMENT NUMBER 20020729-0090341, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE)**, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto **DAVID M. ERWIN**, hereinafter referred to as Grantee, his heirs and assigns, the following described real estate situate and lying in the 19th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a iron pin located in the westerly margin of Clearbrook Drive at the common corner of Lot Nos. 116 and 117 of said subdivision; thence with the line between said two lots westerly 297.1 feet to an iron pin located at the northeast corner of Lot No. 118 of said subdivision; thence with the line between said Lot Nos. 117 and 118 northerly 276.9 feet to the southerly margin of Clearbrook Court; thence with the southerly margin of Clearbrook Court around a slight curve to the left easterly 152.2 feet to a concrete monument at the beginning of a curve; thence around a curve to the right, having a radius of 25 feet; southeasterly 36.2 feet to a concrete monument in the westerly margin of Clearbook Drive; thence with the westerly margin of Clearbrook Drive around a slight curve to the left, southerly 129.5 feet to the point of beginning.

Being the same property conveyed to Harry Zeitlin and wife, Ethel Zeitlin by deed of record in Deed Book 3157, Page 19, Register's Office of Davidson County, Tennessee. Harry Zeitlin passed from life on or about August 1, 1986, leaving Ethel Zeitlin as sole surviving tenant.

This conveyance is made subject to the following:

Covenants, conditions, and restrictions as set forth in instrument recorded in Deed Book 3102, Page 381, Register's Office of Davidson County, Tennessee.

Setbacks, easements and all other matters as shown or set out on plat recorded in Book 2900, Page 103-104, Register's Office of Davidson County, Tennessee.

Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities and otherwise.

TO HAVE AND TO HOLD said real estate unto the said **GRANTEE**, his heirs and assigns forever.

I covenant with the said **GRANTEE**, that I am lawfully seized and possessed of said real estate, that I have a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of September, 2006.

Peter Weiss, Attorney-in-Fact

ETHEL ZEITLIN by her Attorney-in-Fact PETER WEISS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **Ethel Zeitlin by her Attorney-in-Fact Peter Weiss** the within named bargainor, 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 contained therein.

Witness my hand and seal at office this 25th day of September, 2006.

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/31/07

STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$275,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

BETHANY ANDERSON STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Subscribed and sworn to me before this 26th day of September, 2006.

NOTARY PUBLIC/REGISTER

My Commission Expires: 3/22/09