This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060847

Davidson County DEEDWARR
Recvd: 12/27/06 10:42 2 pgs
Fees:13.00 Taxes:620.86
20061227-0159071

Send Tax Bills To:
Same As New Owner

New Owner is:
Maria Chrzan
7692 Charlotte Pike
Nashville, TN 37209

MAP: 114-00-0
PARCEL: 075.00

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, **Barbara J. Dillingham, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Maria Chrzan, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in the 8th Civil District of Davidson County, Tennessee, described as follows to-wit:

Beginning at a point on the northerly right-of-way of Charlotte Pike, said point being the southwesterly corner of subject tract and the southeasterly corner of property of General Capital Land Fund, Book 7555, Page 400; thence leaving said right-of-way North 19 degrees 04 minutes 02 seconds West, 245.31 feet to a point; thence North 70 degrees 12 minutes 03 seconds East 430.06 feet to a point; thence North 13 degrees 45 minutes 50 seconds East, 305.54 feet to a point; thence with property of B. B. Doubleday, Book 4685, Page 222, North 63 degrees 19 minutes 22 seconds East, 490.85 feet to a point; thence with property of James T. Sis, Book 3940, Page 642, South 45 degrees 00 seconds 00 minutes East, 160.00 feet to a point on the northwesterly right-of-way of Charlotte Pike; thence with said right-of-way, being a curve to the left, having a radius of 866.74 feet and in a general southwesterly direction 265.98 feet to a concrete monument; thence South 29 degrees 53 minutes 28 seconds West, 48.40 feet to a point; thence North 60 degrees 06 minutes 32 seconds West, 60.00 feet to a point; thence South 29 degrees 53 minutes 28 seconds West , 170.00 feet to a point; thence with a curve to the right, having a radius of 727.13 feet , and in a general southwesterly direction 114.28 feet to a point; thence South 51 degrees 06 minutes 13 seconds East, 45.00 feet to a point; thence with curve to the right, having a radius of 772.13 feet in a general southwesterly direction 573.55 feet to a concrete monument; thence North 83 degrees 01 minutes 23 seconds West, 108.18 feet to the point of beginning, and containing 7.49 acres.

The above description from a Survey dated November 20, 1992, by R.L. Spears & Company, Tennessee No. 126, 4075 North Mt. Juliet Road, Mt. Juliet, Tennessee 37122, and is different from the Drevious Deed of record.

Being the same property conveyed to Barbara J. Dillingham by Quitclaim Deed of Correction from Charles Henry Geny and wife, Mary Ruth Teny, Trustee U/A/D August 27, 1993 dated July 27, 2004, recorded July 30, 2004, in Instrument No. 20040730-0091249, 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.

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 21st day of December, 2006.

GRANTOR:

Barbara J. Dillingham

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barbara J. Dillingham** , 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 21st day of December, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $167,800.00.

Affiant

SWORN TO and subscribed before me this 21st day of December, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY