PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/06/07 14:03 2 pgs
Fees:13.00 Taxes:2109.00
20070306-0027726

W & I Ref:(db) Title No: 48455
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth S. Washko 3719 Meadowbrook Avenue Nashville, Tennessee 37205	Pinnacle Financial Partners 7040 Carothers Parkway Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 10405019700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$570,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Rauso, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth S. Washko and spouse, Christopher M. Washko** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 432 on the Plan of Richland Realty Co.'s Division "C" of record in Book 421, Page 31 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Daniel Rauso, an unmarried person, by deed from Tommye Beasley dated April 20, 2006 of record in Instrument No. 20060424-0046202 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 421, Page 31, said Register's Office.

This is improved property, known as: 3719 Meadowbrook Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of March, 2007.

Daniel Rauso

State of TENNESSEE
County of DAVIDSON

On this 5th day of March, 2007, before me the undersigned authority, personally appeared Daniel Rauso, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3-30-10

Notary

CAROL A. CLAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Sworn and subscribed before me this the 5th day of March, 2007

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public