THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27196-11-2007** **Record & Return To:** **Watauga Title Co.** **155 Franklin Road, #120** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Terry W. Janiack 6605 Currywood Drive Nashville, TN 37205	**Send Tax Bills To:** Countrywide Bank 501 Corporate Ctr #510 Franklin Tn 37067	**Tax Information:** Map and Parcel No.: 115100011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonard Seloff and wife, Charlotte D. Seloff**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terry W. Janiack** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6605 Currywood Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2007.

Leonard Seloff

Charlotte D. Seloff

Davidson County DEEDWARR
Recvd: 12/06/07 13:09 2 pgs
Fees:13.00 Taxes:1332.00
20071206-0141407

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Leonard Seloff and Charlotte D. Seloff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Section Six, West Meade Estates, as of record in Plat Book 3300, page 76, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Leonard Seloff and wife, Charlotte D. Seloff by deed dated November 27, 1962 from Village Builders, Inc., a Tennessee corporation of record in Book 3463, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 3300, page 76, Register's Office for Davidson County, Tennessee.