Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1010

Davidson County DEEDWARR
Recvd: 02/21/08 13:24 2 pgs
Fees:13.00 Taxes:666.00

20080221-0017093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned The James Walter Pickle Charitable Foundation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Remus Opris and Romulus Opris 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. 31 on the plan of Harpeth Valley Park, Section One, of record in Book 3600, pages 93 & 94 , Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of that property conveyed to The James Walter Pickle Charitable Foundation by Executor's Quitclaim deed of record as Inst. No. 20040127-0010070, Register's Office for Davidson County, Tennessee. A Resolution of the Board of Directors of The James Walter Pickle Charitable Foundation dated May 19, 2006 and of record as Inst. No. 20060616-0072080, said Register's Office, authoizes Lawrence J. Sacks, as President of the Foundation, to execute all documents necessary to convey the real property of the Foundation.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 659 McPherson Drive, Nashville TN, 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 19th day of February, 2008

The James Walter Pickle
Charitable Foundation

Lawrence J. Sacks _____

By: Lawrence J. Sacks, President

State of Tennessee)
County of Davidson)

On this 19th day of February, 2008, personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Lawrence J. Sacks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the President of the with in named The James Walter Pickle Charitable Foundation and that he executed the within instrument as the President of The James Walter Pickle Charitable Foundation for the purposes therein contained by signing and executing this instrument on behalf of The James Walter Pickle Charitable Foundation.

Notary Public

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of February, 2008.

Notary Public

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

My Commission Expires: 7-25-09

NEW OWNER:
Remus Opris
659 McPherson Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
142-15-72