Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/20/08 15:18 3 pgs
Fees:18.00 Taxes:869.50
20080320-0028428

New Owners Address:
John D' Agostino and wife, Andrea D' Agostino
707 Cerro Vita Drive
Goodlettsville, TN 37072
Send Tax Bills to Same Address
Map/Parcel 025120-032.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of March, 2008 between

Up2Date Restoration Investments, Inc.
Party of the first part and

John D' Agostino and wife, Andrea D' Agostino
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 23 on the Subdivision known as Clark Place, Section Four, in the 10th Civil District of Davidson County, Tennessee, at Goodlettsville a plan of which is of record in Book 2331, Page 74, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Up 2 Date Restoration Investments, Inc.by Warranty Deed dated 7/11/2005 from Q.C. Fryer of record in Instrument Number 20050712-0080573, Register's Office Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Up2Date Restoration Investments, Inc.

BY: _____
Craig C. Hutfilz

TITLE: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Craig C. Hutfilz with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Up2Date Restoration Investments, Inc., a corporation, the within named bargainor and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19 of March, 2008.

Notary Public

My Commission Expires: 11/13/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$235,000.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

PRESIDENT

Affiant

Subscribed and sworn to before me this 19th day of March, 2008.

NOTARY PUBLIC

My Commission Expires: 11/13/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009