THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***339,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 04/09/08 12:42 2 pgs
Fees:13.00 Taxes:1254.30
20080409-0035891

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Owen Trinkler 4101 Nebraska Avenue Nashville, Tennessee 37209	SAME	MAP 103-04-0 PARCEL 392.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Nine Thousand and 00/100 Dollars ($***339,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Paul M. Karp, and wife, Marian M. Karp, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Owen Trinkler and Kimberly Grace Braswell, both unmarried, as tenants in common with the right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 53 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, of record in Book 332, page 61, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 53 fronts 50.0 feet on the southerly margin of Nebraska Avenue, formerly known as 8th Avenue, and extends back between parallel lines with the westerly margin of 41st Avenue, North, formerly Sylvan Street, 157.9 feet to an alley.

BEING the same property conveyed to Paul M. Karp and wife, Marian M. Karp, from John J. Faldetta, Jr. and wife, Susan M. Faldetta, by Warranty Deed dated January 19, 2006, of record as Instrument No. 20060124-0009047 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4101 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of West End Annex of record in Book 332, page 61, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March 2008.

Paul M. Karp

Marian M. Karp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Karp and Marian M. Karp, the bargainors, 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 and official seal this 31st day of March, 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY