This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP PARCEL NUMBER 119-16-0-074.00

SEND TAX BILLS TO:

New Owners

NAME AND ADDRESS OF NEW OWNERS:

Nicholas Allen DiCiaula and wife, Lauren Leigh Bratten-DiCiaula
922 Drummond Drive
Nashville, TN 37211

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 06/30/08 13:16 2 pgs
Fees:13.00 Taxes:222.00
20080630-0067183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **William Charles Bogle and wife, Teresa Gail Bogle**, have bargained and sold and do hereby transfer and convey unto **Nicholas Allen DiCiaula and wife, Lauren Leigh Bratten-DiCiaula**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the map of Battlewood, Section 2, as of record in Book 1835, page 95 and 96, Register's Office of Davidson County, Tennessee.

Said Lot No. 154 fronts 90 feet on the east side of Drummond Drive and runs back between line 206.86 feet on the northerly line and 233.85 feet on the southerly line to the right of way line of the NC & St. L. Railroad on which it measures 126 feet.

Being the same property conveyed from Robbie H. Bogle to William Charles Bogle by Quitclaim Deed dated August 25, 2005, recorded August 25, 2005 at 3:57 p.m. and appearing of record in Instrument Number 20050825-0101979, in the Register's Office of Davidson County, Tennessee. Robbie H. Bogle retained a life estate in said property. Robbie H. Bogle died March 18, 2008, terminating said life estate.

This conveyance is subject to easement of record in Book 4403, Page 134 and in Instrument Number 200110080109175, in the Register's Office of Davidson County, Tennessee; to all matters as shown on plat of record in Book 1835, Page 95 and 96, in the Register's Office of Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

*Teresa Gail Bogle joins in this conveyance for the purpose of conveying her marital interest in said property.

This is improved property known as 922 Drummond Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND I do covenant with the said Grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2008 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS MY HAND, this 20 day of June, 2008.

William Charles Bogle

Teresa Gail Bogle

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named William Charles Bogle and wife, Teresa Gail Bogle, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 20 day of June, 2008.

Lou Tennant
Notary Public

LOU TENNANT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

My commission expires: 04-05-09

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 20 day of June, 2008.

Lou Tennant
Notary Public

LOU TENNANT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

My commission expires: 04-05-09