**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2008.

Notary Public
My commission expires: 3.7.2011

Davidson County DEEDWARR
Recvd: 07/03/08 09:52 3 pgs
Fees:18.00 Taxes:360.75
20080703-0068834

04-0805-53235

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Charles S. McWilliams III<br>4689 Bull Run Road<br>Ashland City TN 37015 | Same | 46-00-0-054.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tracy A. Wittenmeier now Janeczko and Francis T. Podgorski, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles S. McWilliams III, _____ hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Francis T. Podgorski is also known as Frank Podgorski.

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Tracy A. Wittenmeier and Francis T. Podgorski by deed from Lawrence D. Williams and wife, Jeanette S. Williams, dated December 6, 1996, recorded December 19, 1996, of record in Book 10295, Page 369, Register's Office for Davidson County, Tennessee.

Stanislaw Janeczko, spouse of Tracy A. Wittenmeier Janeczko, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

The subject property is neither the principal residence of Francis T. Podgorski nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4689 Bull Run Road, Ashland City, TN 37015

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

EXHIBIT "A"

Land in the 13th, formerly the 25th Civil District of Davideon County, Tennessee, being part of Lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being Lot No. 2 on a survey made by Donald R. Carver, Surveyor, January 20, 1960, described as follows:

Beginning at a point on the southeasterly margin of Bull Run Road at the common corner of Lots Nos. 2 and 3 on said survey, said point lying south 59 deg. 30' west 322.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabath Walker Welch and husband, of record in Book 2700, page 359, Register's Office for said County; thence with said margin, south 59 degrees 30' west 100 feet to the northwest corner of Lot No. 1 on said survey; thence with the line between said Lots Nos. 1 and 2 on said survey, south 30 deg. 30' east 173 feet to the center of Bull Run Creek, being said Taylor's northwesterly line, thence with the center of said creek and said Taylor's northwesterly line, northeasterly to the southerly corner of Lot No. 3 on said survey; thence with the line between Lots Nos. 2 and 3 on said survey, north 30 deg. 30' west 151 feet to the beginning.

WITNESS my hand this 2nd day of June, 2008.

Tracy A. Wittenmeier Janeczko

Francis T. Podgorski
By: Tracy Janeczko, Attorney in Fact

Stanislaw Janeczko

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy A. Wittenmeier Janeczko and Stanislaw Janeczko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 2nd day of June, 2008.

State of Tennessee at Large

My Commission expires 10-17-2009

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Janeczko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Frank Podgorski and that she is authorized by Frank Podgorski to execute this instrument on her behalf.

Witness my hand and official seal at Smyrna, Tennessee, this 2nd day of June, 2008.

Notary Public at Large

My commission expires: 10-17-2009

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Janeczko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Frank Podgorski and that she is authorized by Frank Podgorski to execute this instrument on her behalf.

Witness my hand and official seal at Smyrna, Tennessee, this 2nd day of June, 2008.

Amanda M Clark

Notary Public at Large

My commission expires: 10-17-2009

