THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060482** Davidson County DEEDWARR Recvd: 07/14/08 09:47 2 pg Fees:13.00 Taxes:1128.50 20080714-0071772	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2008. Notary Public My Commission Expires: 5/8/2012

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Jonathan Grande 2716 Belcourt Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10407027700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Scott Tomichek, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Grande**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 6 EXCEPT A SMALL TRIANGLE OUT OF THE NORTHEAST CORNER AND ALSO A SMALL TRIANGLE OUT OF THE SOUTHWEST CORNER OF LOT NO. 7 ON THE MAP OF STOKES AND MARSHALL'S SUBDIVISION, OF RECORD IN BOOK 332, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY S.R. SANFORD, JR., DATED MARCH 8, 1946, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF BELCOURT AVENUE 250 FEET EAST OF THE EAST MARGIN OF 28TH AVENUE SOUTH NOW NATCHEZ TRACE, THE SOUTHWEST CORNER OF LOT NO. 6; THENCE NORTHERLY 168.5 FEET TO THE SOUTH MARGIN OF AN ALLEY, SAID POINT 248 FEET EAST OF THE EASTERLY MARGIN OF NATCHEZ TRACE; THENCE EASTERLY 47 FEET 10 INCHES TO A POINT AT THE NORTHWEST CORNER OF THE CARMACK PROPERTY; THENCE WITH CARMACK'S WEST LINE SOUTHERLY PASSING THROUGH THE CENTER OF A GARAGE 168.5 FEET TO THE NORTH MARGIN OF BELCOURT AVENUE, SAID POINT BEING 2 FEET 3 1/2 INCHES EAST OF THE CORNER OF L
OT NOS. 6 AND 7; THENCE WITH THE MARGIN OF SAID AVENUE WESTERLY 52 FEET 3 1/2 INCHES TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM EMILIE A. TOMICHEK TO JOSEPH SCOTT TOMICHEK AS RECORDED ON THE 29TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020429-0052415 AND WARRANTY DEED FROM RICHARD C. TOMICHEK, JR., MARRIED TO EMILIE A. TOMICHEK AS RECORDED ON THE 14TH DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006140059414, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2716 Belcourt Avenue Nashville TN 37212.

This property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2008.

Joseph Scott Tomichek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Scott Tomichek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY