Davidson County DEEDWARR
Recvd: 10/27/08 14:29 4 pgs
Fees:23.00 Taxes:1036.00
20081027-0107189

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Noel Tulipan
Donna Hummell
8533 McCrory Lane
Nashville, TN 37221

SEND TAX BILL:

SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

MAP AND PARCEL:
MAP 155
PARCEL 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andrew A. Sedlak, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Noel Tulipan and wife, Donna Hummell**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. C. Parrish Associates Civil Engineers, June 28, 1965, as follows:

Beginning at a point on the westerly margin of McCrory Lane, at the intersection of said margin and to southern boundary line of the property conveyed to Thomas W. Clark and wife, of record in Book 3613, page 215, Register's Office for said County; thence with Clark's line, south 89 deg. 30 min. West 282.7 feet to a nail in a 30 inch Chestnut stump, South 24 deg. 25 min. West with a fence 354.5 feet to a concrete monument, and South 85 deg. 03 min. West 186.90 feet to a corner post and concrete monument Clark's southwest corner, being also the northeast corner of the Lum T. Tidwell property; thence with Tidwell's eastern boundary line, South 4 deg. 25 min. West 196.20 feet to the center of an old Road; thence with the center of said old Road, and the northern boundary line of the property conveyed to Henry W. Erickson and wife, of record in Book 2902, page 172, said Register's Office; thence North 70 deg. 02 min. East 20.87 feet, North 65 deg. 10 min. East 100 feet, North 58 deg. 53 min. East 197.50 feet, North 64 deg. 52 min. East 100 feet, North 68 deg. 58 min. East 100 feet, North 82 deg. 06 min. East 100 feet, South 84 deg. 26 min. East 100 feet, South 73 deg. 44 min. East 100 feet, South 64 deg. 06 min. East 80 feet, South 73 deg. 27 min. East 63.5 feet, North 88 deg. 54 min. East 50 feet to an iron stake and North 9 deg. East 7 feet to the southerly margin of said McCrory Lane; thence with a curve having a radius of 405 feet northwestwardly 204.5 feet to a point in the westerly margin of said Lane at the beginning of another curve; thence with said curve having a radius of 800 feet northwestwardly 316.72 feet to the beginning, containing 4.12 acres, more or less.

Being the same property conveyed to Andrew A. Sedlak, Jr. and wife, Helen Sedlak, by deed from DEVISEES UNDER THE LAST WILL AND TESTAMENT OF LUCILE F. BRITT, of record in Book

10199, page 135, dated September 19, 1996, said Register's Office. Being furthered conveyed to Andrew A. Sedlak and Helen F. Sedlak Revocable Living Trust, by Quitclaim Deed from Andrew A. Sedlak and wife, Helen F. Sedlak, of record in Book 10842, page 601, dated March 11, 1998, said Register's Office. Being furthered conveyed to Andrew A. Sedlak and wife, Helen F. Sedlak, by Quitclaim Deed from Andrew A. Sedlak and Helen F. Sedlak, Co-Trustees of the Living Trust Agreement of Andrew A. Sedlak and Helen F. Sedlak, dated January 15, 1998, of record as Instrument No. 20070212-0018040 and rerecorded as Instrument No. 20070221-0021474, dated February 1, 2007, said Register's Office. Being furthered conveyed to Andrew A. Sedlak, by Quitclaim Deed from Helen F. Sedlak, of record as Instrument No. 20070212-0018041 and rerecorded as Instrument No. 20070221-0021475, dated February 1, 2007, said Register's Office. The said Helen F. Sedlak having since died on April 16, 2007.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 8404 Russell Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of October, 2008.

Andrew A. Sedlak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Andrew A. Sedlak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of October, 2008.

Notary Public

My Commission Expires: 01/24/2009

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 01/24/2009

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY