THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051746**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $137,000.00. D. Wasierski-Dickens Affiant Subscribed and sworn to before me, this 14th day of August, 2009. William T. Chapman, IV State Of Tennessee Notary Public Davidson County Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Deanna Wasierski-Dickens 515 Rural Hill Road Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15001011700

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, **Jody Roberts and John Dabrowiak, as joint tenants with the right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deanna Wasierski-Dickens and husband, Travis Dickens**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 26, PLAN OF EDGE-O-LAKE ESTATE, SECTION 4, as shown on plat of record in Plat Book 3600, Page 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Jody Roberts and John Dabrowiak by Special Warranty Deed from The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee, recorded on April 29, 2008 in Instrument No. 20080429-0043702, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 515 Rural Hill Road Nashville TN 37217.

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 14th day of August, 2009.

Jody Roberts
Jody Roberts

John Dabrowiak by Jody Roberts,
John Dabrowiak
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090056774 DEEDWARR
Recvd: 08/19/09 12:29 2 pgs
Fees:13.00 Taxes:506.90
20090819-0078107

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jody Roberts and John Dabrowiak, 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 14th day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV State Of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jody Roberts,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for John Dabrowiak,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of August, 2009.

Notary Public

11/22/10

William T. Chapman, IV State Of Tennessee Notary Public Davidson County