Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0192H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Affiant

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of January, 2011

Notary Public
Commission Expires: 9.17.2011

ADDRESS OF NEW OWNER:
Dennis Konik
150A Spring Valley Road
Nashville, TN 37214

SEND TAX BILLS TO:
Dennis Konik
Same

MAP & PARCEL
Map 095-08-0

Parcel 198.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Franklin J. Ryle, Trustee of the David Lowe Trust u/a/d 5.2.91

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis Konik, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 1-A, on the Plan of Zone Lot Division, Lot 1, Bluefield Square, Section 1, and filed of record in Plat Book 6050, Page 4, and amended in Book 6009, Page 14, amending Book 5200, Page 38, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Franklin J. Ryle, Trustee of the David Lowe Trust u/a/d May 2, 1991 by Warranty Deed dated June 6, 2008 from Franklin J. Ryle and wife, Kathyren N. Ryle, and filed of record in Instrument No. 20080613-0061317, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011 and every year thereafter; Restrictive Covenants of record in Book 6203, Page 246; any and all matters on plan of record in Plat Book 6050, Page 4, as amended in Book 6009, Page 14, amending Book 5200, Page 38; all in the Register's Office for Davidson County, Tennessee.

BILL CARRETT, Davidson County
Trans:T20110003796 DEEDWARR
Recvd: 01/19/11 13:29 2 pgs
Fees:13.00 Taxes:462.50
20110119-0005203

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 150A Spring Valley Road Nashville TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I so covenant with the said GRANTEE that I am lawfully seized 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; and I do further covenant and bind myself, my successors and or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14 **day of January, 2011**

David Lowe Trust u/a/d 5.2.91

Franklin J. Ryle, Trustee

STATE OF Texas
COUNTY OF Smith

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Franklin J. Ryle**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Trustee of the **David Lowe Trust u/a/d 5.2.91**, the within named bargainor, a **Trust**, and that he as such **Trustee**, as a duly authorized Trustee, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by himself as **Trustee**.

Witness my hand and official seal this the 14 **day of January 2011**

Linda V. Grier
Notary Public
My Commission Expires: 5-19-2011

