WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,500.00

Kathy Jo Strunk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

JUDY S. NEILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 07/02/02 10:27 2pgs
Fees:13.00 Taxes:801.05
20020702-0079452

STATE OF TENNESSEE
Sept 25 2004

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Jo Strunk (NAME)	NEW OWNER/SAME (NAME)	117 12 41.00
1403 Clifton Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, David M. Aronoff and wife, Kelly L. Aronoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Jo Strunk

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

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 30 on the Map of Hawthorne Subdivision, of record in Plat Book 1424, page 22, Register's Office for Davidson County, Tennessee, said Lot No. 30 is described as follows; Beginning at a point on the southerly margin of Clifton Avenue at the common corner of Lots No. 30 and 31; thence with said Avenue westwardly 70 feet to the common corner of Lot Nos. 29 and 30; thence southwardly with the line of Lots No. 30 and 31; thence with the line of Lots 30 and 31, northwardly 175.4 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED HEREFROM, IS THE FOLLOWING DESCRIBED TRACT, TO-WIT:

Land in the 7th Civil District, formerly the 11th, Civil District of Davidson County, Tennessee, and being part of Lot No. 30 on the Map of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County, described as follows: Beginning at a point on the southerly margin of Clifton Avenue at the common corner of Lot Nos. 30 and 31; thence with the line of Lot Nos. 30 and 31; southwardly 175.4 feet to an iron pin; thence north 89 degrees 03 minutes west 8.7 feet to a point; thence from said point, following a straight line in a northerly direction, to the point of beginning.

Being the same property conveyed to David M. Aronoff and wife, Kelly L. Aronoff, by deed from Jerry Michael Roberts and wife, Anna Grupke, of record in Book 11512, page 417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have

CONTINUED

unimproved ( )
This is improved (X) property, known as 1403 Clifton Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hand s this 27th day of June, 2002

David M. Aronoff by Robert Hill atty in fact
David M. Aronoff

Kelly L. Aronoff by Robert Hill atty in fact
Kelly L. Aronoff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert W. Hill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for David M. Aronoff and wife, Kelly L. Aronoff, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), David M. Aronoff and wife, Kelly L. Aronoff, the bargainor(s), by the said Robert W. Hill, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of June, 2002.

Notary Public

My Commission Expires: 9/25/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires September 25, 2004

LEGAL DESCRIPTION CONTINUATION

been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 1424, page 22; Easement of record in Book 7216, page 562; Easement reserved by Alice G. Russell for the purpose of laying and maintaining a waterline; all in the Register's Office for Davidson County, Tennessee.