PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(km) Title No: 45571
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/11/04 14:37 2pgs
Fees:13.00 Taxes:1339.40
20040611-0069579

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
S. Alex Strnad S. Allison C. Strnad 3615 Robin Road Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-14-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$362,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin P. Paige and Bethany R. Paige and Ann C. Paige**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **S. Alex Strnad and spouse, S. Allison C. Strnad** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Marengo Park, Section "C" of record in Book 1130, Page 21 Register's Office for said County.

Said Lot No. 5 fronts 75 feet on the westerly margin of Robin Road and extends back 200.8 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear, measuring 77.3 feet thereon.

Being the same property conveyed to Kevin P. Paige and spouse, Bethany R. Paige, a one-half undivided interest and Ann C. Paige, a one-half undivided interest, each as it relates to the other to be held as joint tenants with right of survivorship by deed from Brian Joseph Cote and wife Kari L. Cote of record in Document No. 20030916-0135953 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2004, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 118-14-024.

The Plan, with Owner's Certificate, of record in Book 1130, page 21, said Register's Office, which Plan shows a 40 foot minimum building set back line from Robin Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 3615 Robin Road, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 2004.

Kevin P. Paige

Bethany R. Paige

Ann C. Paige

State of TENNESSEE

County of DAVIDSON

On this 4th day of June, 2004 , before me the undersigned authority, personally appeared Kevin P. Paige Bethany R. Paige and Ann C. Paige, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $362,000.00

Affiant

Sworn and subscribed before me this the 4th day of June, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007