This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-556409**

Davidson County DEEDWARR
Recvd: 08/12/04 08:32 3pgs
Fees:18.00 Taxes:769.60
20040812-0097295

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 30, 2004**, by and between **Timothy M. Carey, an unmarried man and Susan G. Fryzel, an unmarried person**, parties of the first part, and **Kristian Klaene and Mary Ann Miranda**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 4, BROOKSIDE COURTS, ADDITION NO. 2, as shown on plat of record in Plat Book 1835, Page 47, 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 Timothy M. Carey, unmarried and Susan G. Fryzel, unmarried by Warranty Deed from Brady Matthew Gardner and wife, Catharine Reed Gardner, recorded the 22nd day of June, 2001 in Instrument No. 20010622-0066441, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **103-06-0 016.00**
X Improved OR
Unimproved property located at: **5612 Kendall Dr., Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Timothy M. Carey BY HIS ATTORNEY IN FACT Susan E. Carey
Timothy M. Carey

Susan G. Fryzel
Susan G. Fryzel

RECORDED IN BOOK_____
PAGE_____

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Timothy M. Carey, an unmarried man and Susan G. Fryzel, an unmarried person** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **June 30, 2004.**
*BY SUSAN F CAREY BY POA
RECORDED IN BOOK___PAGE____

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-10-07

****

Owner's Name: **Kristian Klaene**

and Address: **5612 Kendall Dr.**
Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Community Trust Bank
100 East Vine St.
Lexington, KY 40507

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$208,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carrie Tiesler

Affiant

Subscribed and sworn to before me this **June 30, 2004.**

Notary Public

My Commission Expires: 11-24-07

CARRIE ANN GLENN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.