RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/12/04 10:16 2pgs
Fees:13.00 Taxes:434.38
20040812-0097434

WARRANTY DEED

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2004.

NOTARY PUBLIC

My commission expires: 5/28/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL K. KAHLIG 208 Scott Avenue Nashville, Tennessee 37206	Same as new owner	Map 83-06-0-195

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED and NO/100 ($117,400.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ELROY KAHANEK and KIMBERLY GRAY, formerly known as KIMBERLY KAHANEK, by and through her lawful attorney-in-fact, ELROY KAHANEK,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL K. KAHLIG and wife, BRANDY N. KAHLIG,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly half of Lot D on the Plan of the First Subdivision of Brownsville, as of Record in Book 21, Page 112, Register's Office for Davidson County, Tennessee. Said part of Lot D fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Kimberly Kahanek and Elroy Kahanek, by Deed dated July 17, 2000, of record in Instrument Number 200007200071841 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision Plan of record in Plat Book 21, page 112; of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 208 Scott Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes, which taxes are being prorated between the parties, the Grantors paying to the Grantees their proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 6th day of August, 2004.

ELROY KAHANEK

KIMBERLY GRAY, formerly known as
KIMBERLY KAHANEK

BY: ATTY FACT
ELROY KAHANEK, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, ELROY KAHANEK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of August, 2004.

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT

My commission expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of August, 2004, before me, appeared ELROY KAHANEK, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for KIMBERLY GRAY, formerly known as KIMBERLY KAHANEK, and that said instrument was signed in behalf of the said KIMBERLY GRAY, formerly known as KIMBERLY KAHANEK by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 30

My commission expires: 9/30/06