RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43505 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/04 14:56 2pgs
Fees:13.00 Taxes:1248.75

20041201-0143188

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Josephine H. Dungey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine H. Dungey	SAME AS NEW OWNER	115-6-93
605 Clematis Drive		8DZ 68000
Nashville, TN, 37205		

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/WE,

Harold Kornman and wife, Ruth C. Kornman

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

Josephine H. Dungey and Milton D. Dungey, Jr., Joint Tenants with Right of Survivorship
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:

Being Lot No. 13 on the Plan of West Meade Estates, Section VI, as of record in Book 3300, Page 76, Register's office for said County, as follows:

BEGINNING at a point in the west margin of Clematis Drive at the corner of Lots 13 and 14; thence with the line between said lots, westerly 259.1 feet to the east line of the Burkhalter Property; thence with their east line, northerly 171.62 feet to a point; thence westerly 86.8 feet to a line, a corner of Lot No. 12; thence with the line between lots 12 and 13, easterly 288.74 feet to the west margin of Clematis Drive; thence with the margin of the same, southerly 162.43 feet to the point of beginning.

BEING the same property conveyed to Harold Kornman and wife, Ruth C. Kornman by deed from Fidelity Investment and Bond Corporation, of record in Book 3429, Page 355, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 605 Clematis Drive, Nashville, TN 37205

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 hands this 24th day of November, 2004.

FDL K655340374340
Harold Kornman

Ruth C. Kornman
Ruth C. Kornman FDL 1465576339 6030

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Harold Kornman and wife, Ruth C. Kornman, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at SARASOTA, Florida this 24th day of November, 2004.

Holly Altamore
Notary Public

Holly Altamore
My Commission DD248326
Expires September 09, 2007

My Commission Expires: 9/9/07