Davidson County DEEDWARR
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Fees:13.00 Taxes:1091.50

20050714-0082004

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

02-0506-44025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2005.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Colleen Zakrewsky 908 Cadillac Avenue Nashville TN 37204	NEW OWNER	32-09-0-080.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald C. Modra and Mary Beth Roberts, Husband and Wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Colleen R. Zakrewsky and husband, Joseph Hurowitz, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ronald C. Modra and Mary Beth Roberts, Husband and Wife, by deed from Leah Brooks Wehby, an unmarried woman, dated July 30, 2003 of record in Instrument No. 20030812-0115498, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 908 Cadillac Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of July, 2005.

Ronald C. Modra

Mary Beth Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald C. Modra and Mary Beth Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.