File Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 46494
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/18/05 14:44 2 pgs
Fees:13.00 Taxes:924.63
20050718-0083259

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Kaplan Irina Bruck 6809 Alto Vista Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-15-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pedro Redero and spouse, Yolanda Redero**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Kaplan and spouse, Irina Bruck** 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. 63 on the Plan of Section 2, West Meade Highlands, of record in Book 3700, page 124 and 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 110.0 feet on the southwesterly margin of Alto Vista Drive and extends back 307.2 feet on the northwesterly line and 300.0 feet to the southeasterly line to a dead line in the rear, measuring 189.34 feet thereon.

Being the same property conveyed to Pedro Redero and wife, Yolanda Pedero by deed from Marva Dale Greenwood and Richard Rooker, Circuit Court Clerk of record in Doc. No. 20041119-0139418, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 124 & 125, said Register's Office, which Plan shows a 40 foot minimum building setback line from Alto Vista Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s).

This is improved property, known as: 6809 Alto Vista Drive, Nashville, Tennessee 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 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 15th day of July, 2005.

Pedro Redero

Yolanda Redero

State of TENNESSEE
County of DAVIDSON

On this 15th day of July, 2005, before me the undersigned authority, personally appeared Pedro Redero Yolanda Redero, 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.

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

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Sworn and subscribed before me this the 15th day of July, 2005

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

My Commission Expires: My Commission Expires JULY 21, 2007

Notary Public