FILE BOX 19B
05-06-080-D

PREPARED BY XXXXXXXXXXXXXXXXX

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Davidson County DEEDWARR
Recvd: 07/22/05 15:19 2 pgs
Fees:13.00 Taxes:1955.45
20050722-0085747

W & I Ref:(_____) Title No: 46520
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd S. Friedenberg Michele S. Friedenberg 924 Lynwood Boulevard Nashville, Tennessee 37205	[redacted] New Owner

TAX MAP-PARCEL NUMBERS: 130-15-A-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$528,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. Kunysz Jr. and wife, Heather Moore Kunysz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd S. Friedenberg and spouse, Michele S. Friedenberg** 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. 1-A on the Plan of Lot Number 1 Lynwood and Tyne of record in Book 8250, Page 81 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John M. Kunysz, Jr. by deed from Rebecca Lheidepriem, an unmarried person of record in Document No. 20001107-0110507, Register's Office for Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed of record in Document No. 20040316-0029632 Register's Office for Davidson County, Tennessee. A tenancy by the entirety was created in John M. Kunysz, Jr., and wife, Heather Moore Kunysz.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, Page 81, said Register's Office, which Plan shows foot a 10 foot easement for private water line purposes and a 10 foot private sewer easement across the southerly portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 8534, page 515, amended in Book 8806, page 597, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 924 Lynwood Boulevard, 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 21st day of July, 2005.

John M. Kunysz Jr.

Heather Moore Kunysz

State of TENNESSEE

County of WILLIAMSON

On this 21st day of July, 2005, before me the undersigned authority, personally appeared John M. Kunysz Jr. and wife, Heather Moore Kunysz, 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE **My Commission Expires JULY 21, 2007**

County of ~~XXXXXXXXXXX~~
DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $528,500.00

Affiant

Sworn and subscribed before me this the 21st day of July, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/31/07