80x56

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires:

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires

07-0507-82192

Address of New Owner:	Send Tax Bills to:	Tax Information
John Temple 468 Flintlock Court Nashville TN 37217	New Owner	135-16-0-B-033.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tomas Lendvai and wife, Susan L. Lendvai**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Temple,** hereinafter called the Grantee, his 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 Unit No. 33, on the Plan of Woodridge At Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tomas Lendvai and wife, Susan L. Lendvai by deed from Beazer Homes Corp. doing business as Phillips Builders, of record in Instrument No. 20050310-0026580, said Register's Office.

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 468 Flintlock Court, Nashville, TN 37217

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantor is 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 Grantee, his 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.

Davidson County DEEDWARR
Recvd: 08/02/05 15:42 2 pgs
Fees:13.00 Taxes:455.10
20050802-0090530

WITNESS my hand this 29th day of July, 2005.

Tomas Lendvai
Tomas Lendvai
By: Sherrie Preuss, Atty-in-Fact
By Sherrie Preuss Atty in Fact

Susan L. Lendvai
Susan L. Lendvai
By: Sherrie Preuss, Atty-in-Fact
By Sherrie Preuss, Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Sherrie Preuss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for **Tomas Lendvai and Susan L. Lendvai** and is authorized by them to execute this instrument on their behalf.

Witness my hand in Franklin, TN, this 29th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires: 5/24/2008

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN