Return to:

Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

29

Davidson County DEEDWARR
Recvd: 08/17/05 08:35 2 pgs
Fees:13.00 Taxes:973.10

20050817-0097368

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

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

02-0508-44168

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$265,000.00~~ $263,000.00

Affiant

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

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Johnson	CuCorp, Inc.	104-11-0-346
2305 Bernard Avenue	1400 8th Avenue South	
Nashville TN 37212	Nashville, TN 37203	

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, Jason R. Cherney and wife, Tammy C. Cherney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer Johnson, 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 the Easterly 30.0 feet of Lot No 29 and the Westerly 30.0 feet of Lot No. 30 on the Plan of St. Bernard Place, of record in Book 161, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said Lot Nos. 29 & 30 adjoin and front together 60.0 feet on the south side of Bernard Avenue and extend back between lines, 138.6 feet, more or less (deed) (130.8 feet-field measurement), and 139.0 feet, more or less (deed) (130.2 feet-field measurement) to an alley in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Tammy C. Cherney and husband, Jason R. Cherney and Edward F. Cherney and wife, Arlyn L. Cherney by deed from Marianne Cheatham Campbell, married, dated February 26, 1999, of record in Book 11363, Page 651, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jason R. Cherney and wife, Tammy C. Cherney by Quitclaim Deed from Edward F. Cherney and wife, Arlyn L. Cherney, dated February 20, 2004, of record in Instrument No. 20040302-0023420, 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 2305 Bernard Avenue, Nashville, TN 37212

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 August, 2005.

Jason R. Cherney

Tammy C. Cherney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason R. Cherney and Tammy C. Cherney, 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 August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

NOTARY PUBLIC AT LARGE