Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1447

Davidson County DEEDWARR
Recvd: 09/07/05 13:19 2 pgs
Fees:13.00 Taxes:832.50

20050907-0107592

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd Edward Griner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen H. Walberg, an unmarried woman, and Matthew Paul Walberg* and Christopher Paul Walberg*** 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. 7 on the Plan of Brentview Hills as of record in Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Todd Edward Griner by deed from Eula Overby Ewing, sole heir at law and beneficiary under the Last Will and Testament of Charles Connell Overby, deceased, dated May 16, 2001, of record in Instrument No. 20010604-0057647, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 402 Ritchie Drive, Nashville TN 37220.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 31st day of August, 2005

Todd Edward Griner

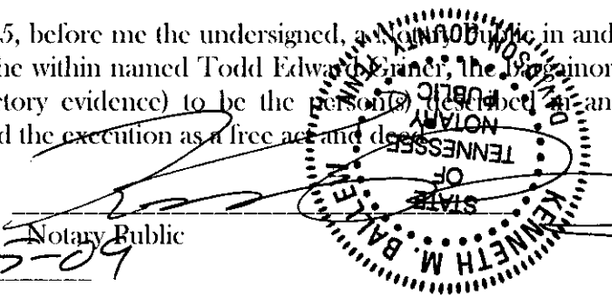
Todd E Griner _____ _____

Todd Edward Griner

*unmarried

State of Tennessee)
County of Davidson)

On this 31st day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Todd Edward Gruner, the bargainor(s), 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.



Notary Public

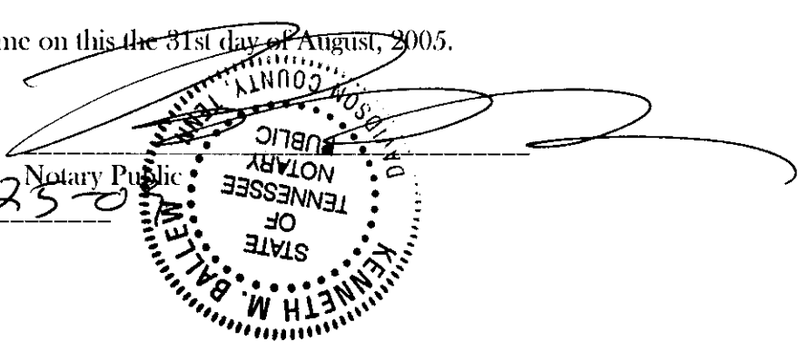
My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 225,000.00.**

X Todd Edward Gruner
Affiant

Sworn and subscribed before me on this the 31st day of August, 2005.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Kathleen Walberg
402 Ritchie Drive
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
SAME AS NEW OWNER

TAX MAP-PARCEL #:
160-4-97