Davidson County DEEDWARR
Recvd: 10/05/05 09:53 2 pgs
Fees:13.00 Taxes:539.83

20051005-0119793

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,900.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2005.

Notary Public

My Commission Expires: 2-24-08

KATHLEEN A TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address New Owner	**Send Tax Bills To:**	**Map-Parcel**
Krista Dunavant 2512 Winter Springs Court Hermitage, TN 37076	Countrywide Home Loans 801 Crescent Centre Dr Franklin, TN 37067	64-16-D-174CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brian Kahrs and wife, Sarah Kahrs, formerly known as Sara Embury,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Krista Dunavant**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 154 on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Kahrs, an unmarried man and Sara Embury, an unmarried woman by deed from Beazer Homes Corp. DBA Phillip Builders, of record in Instrument No. 20020625-0076258, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Subject to all matters set forth in Plat of record in Instrument No. 20011024-0116272, said Register's Office.
2. Restrictions of record in Instrument No. 20011030-0107559, amended in Instrument No. 20020123-0009419, said Register's Office.
3. By-Laws of record in Instrument No. 20001101-0108604, said Register's Office.
4. Charter of Truxton Park Homeowner's Association of record in Book 20001030-0108603, said Register's Office.

This is improved property known as 2512 Winter Springs Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against

WITNESS my hand this 19th day of September, 2005.

Brian Kahrs

Sara Embury Kahrs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared **Brian Kahrs and Sara Embury Kahrs**, the within named bargainors, with whom I am personally acquainted or proved to me on thebasis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 19th day of September, 2005.

Notary Public

My Commission Expires: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY TN