| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $364,000.00.<br>Patricia A. Black<br>Affiant<br>Subscribed and sworn to before me this 16th day of December, 2005.<br>Notary Public<br>My Commission Expires: |
| **Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24837-10-2005**<br>File Box 9B | |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Patricia A. Black<br>John Richard Clark<br>825 Kendall ~~Avenue~~ Drive<br>Nashville, TN 37209 | Crown Mortgage Services<br>833-C Wren Road<br>Goodlettsville, TN 37072 | Map No.103.09-0<br>Parcel No. 054.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bzur Haun, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia A. Black and husband, John R. Clark,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 825 Kendall ~~Avenue~~ Drive, Nashville, TN 37209

Page Shaper, the spouse of Bzur Haun, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Bzur Haun.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16 day of December, 2005.

Bzur Haun

Page Shaper

STATE OF California, COUNTY OF Santa Clara SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bzur Haun and Page Shaper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 2005.

Notary Public

My Commission Expires:

JUAN R. TORRES
Commission # 1401814
Notary Public - California
Santa Clara County
My Comm. Expires Feb 22, 2007

Davidson County DEEDWARR
Recvd: 12/21/05 15:35 2 pgs
Fees:13.00 Taxes:1346.80

20051221-0153162

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hillwood Estates Section 6, as of record in Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bzur Haun by Deed dated December 18, 2003 from Cynthia J. Vincent and husband, Mark J. Vincent of record in Instrument No. 20040105-0001234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2133, page 96, Register's Office for Davidson County, Tennessee.