WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 10:41 2 pgs
Fees:13.00 Taxes:727.05
20060103-0000385

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 196,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF DECEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-20-09

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01189CP KLIEMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher J. Scarborough and Sara G. La, and Helen T. Knapp	SunTrust Mortgage, Inc	MAP:
1600 Roundhill Drive	P.O. Box 57028	Parcel:172-12B-29.00 CO
Nashville, TN 37211	,Irvine, CA 92619-7028	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEE E. KLIEMAN, AND WIFE, HAJNALKA BARDOS KLIEMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHRISTOPHER J. SCARBOROUGH, AND WIFE, SARA G. LA AND HELEN T. KNAPP, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1600 Roundhill Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 28th day of December, 2005.

Lee E. Klieman by Hajnalka Bardos Klieman, attorney-in-fact
Lee E. Klieman

Hajnalka Bardos Klieman
Hajnalka Bardos Klieman

STATE OF TENNESSEE
COUNTY OF _____

On the 28th day of December, 2005, before me personally appeared **Hajnalka Bardos Klieman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lee E. Klieman** and acknowledged that she executed the same as the free act and deed of said **Lee E. Klieman**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires _____

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 376, ON THE PLAN OF SECTION FOUR, BRADFORD HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 6 AND BOOK 6200, PAGE 994, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEE E. KLIEMAN AND HAJNALKA BARDOS KLIEMAN BY WARRANTY DEED FROM SINH T. DO AND WIFE, HUYEN B. NGUYEN, RECORDED THE 2ND DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040302-0023237, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Lee E. Klieman by Hajnalka Bardos Klieman pursuant to a power of attorney executed by the same on the 12/09/2005, and being filed for in Instrument # 20060103 0000383, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, HAJNALKA BARDOS KLIEMAN, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 28th day of December, 2005.

Notary Public Kathy Smith

My Commission Expires: 1-31-07