THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14523SA

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Davidson County DEEDWARR
Recvd: 03/14/06 11:06 2 pgs
Fees:13.00 Taxes:150.96
20060314-0029176

Property Address:
2321 Booker Street, Nashville, TN 37208

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kapital Achievement, LLC**, existing under the laws of Tennessee, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Thomas A. Rotzinger**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the westerly 50 feet of Lot No. 6 on the Map of the subdivision of lots 8, 9, and 10 of Boyd McNairy tract, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Being part of Lot No. 6 fronts 50 feet on the southerly side of Booker, formerly Harding Street and runs back 192.8 feet, more or less, on the easterly line and 193 feet on the westerly line to an alley, measuring 50 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Sylvester J. Lee II and Shannon Johnson, dated May 4, 2004, and recorded May 6, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200405060051853.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 10th day of February, 2006.

KAPITAL ACHIEVEMENT, LLC

By: _____
Sylvester Lee

BY: _____
SHANNON JOHNSON

State of TENNESSEE
County of DAVIDSON

On this the 10th day of February, 2006, before me, the undersigned officer, personally appeared Sylvester Lee* of Kapital Achievement, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by ~~himself/herself~~ themselves as Owners.

*and Shannon Johnson

_____
Notary Public

My Commission expires: 3·21·09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $40,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 10th of February, 2006.

_____
Notary Public

My Commission expires: 3·21·09

Name of Owner and Property Address:
Thomas A. Rotzinger
4225 SW 14th
Miami, Fl 33185

Person Or Entity Responsible For Payment Of Taxes:
GMAC Mortgage Corporation
100 Witmer Road
P.O. Box 963
Horsham, PA 19044Thomas A. Rotzinger
4225 SW 14th
Miami, Fl 33185

Tax Parcel ID#: 092-07-0-245.00