26145 # 8752

Davidson County DEEDWARR
Recvd: 03/27/06 12:45 2 pgs
Fees:13.00 Taxes:606.80
20060327-0034583

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Lori Holloway
Affiant

Subscribed and sworn to before me, this 24th day of March, 2006.

Heather M. Moore
Notary Public
My commission expires:

05-0603-62755

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dalibor Pehar	Gateway Funding	062-02-0-A-
2937 Riverbend Drive	300 Welsh Road, Bldg 5	234.00CO
Nashville TN 37214	Horsham, PA 19044	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey P. McGranahan and wife, Susan C. McGranahan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dalibor Pehar and Anita Pehar, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 226, on the Plan of River Trace Estates, Phase I, Section 4 & 5, of record in Book 9700, Page 409, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey P. McGranahan and wife, Susan C. McGranahan by deed from Fox Ridge Homes, Inc. aka NVR Fox Ridge, Inc., dated 9-25-98, of record in Book 11145, Page 684, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2937 Riverbend Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 24th day of March, 2006.

Jeffrey P. McGranahan

Susan C. McGranahan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey P. McGranahan and Susan C. McGranahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 24th day of March, 2006.

State of Tennessee at Large

My Commission expires
5|28|2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006