This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060026

Davidson County DEEDWARR
Recvd: 07/19/06 10:03 2 pgs
Fees:13.00 Taxes:444.00
20060719-0086914

Send Tax Bills To:
Rose Kerrol Daugherty
1408 Lischey Avenue
Nashville, TN 37207

New Owner is:
Rose Kerrol Daugherty
1408 Lischey Avenue
Nashville, TN 37207

MAP: 71-11
PARCEL: 269.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John N. Kawinzi**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rose Kerrol Daugherty**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Nos. 53, 54 and 55 on the Plan of Highland Land Co's Subdivision of record in Plan Book 421, Page 14, Register's Office for said County.

Said Lot Nos. 53, 54 and 55 together front 75 feet 3/4 inch on the westerly margin of Lischey Avenue and extends back 200 feet more of less on the northerly line and 200 feet more of less on the southerly line to a 15 foot alley in the rear, measuring 75 feet thereon.

Being the same property conveyed to John N. Kawinzi and wife, Stephanie C. Kawinzi by Warranty Deed from Richard Dean Feller and wife, Gayle Gilford Feller dated June 18, 1985, recorded July 2, 1985 in Book 6597, Page 21, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John N. Kawinzi by Order under Docket No. 91D-1817 from Stephanie Horton Kawinzi f/k/a Stephanie C. Kawinzi dated June 29, 2006

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of June, 2006.

GRANTOR:

John N. Kawinzi

John N. Kawinzi

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John N. Kawinzi** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of June, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON 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 $120,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of June, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY