THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25622-06-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Affiant Subscribed and sworn to before me this 24th day of July, 2006. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Sherrie V. Krenn 1018 Caldwell Lane Nashville, TN 37204	**Send Tax Bills To:** **SunTrust Mortgage, Inc.** **P.O. Box 79041** **Baltimore, MD 21279-0041**	**Tax Information:** Map No.118.13-0 Parcel No. 253.00

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, **Kevin Allen Casey, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherrie V. Krenn, Unmarried** ("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 1018 Caldwell Lane, Nashville, TN 37204

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 24th day of July, 2006.

Kevin Allen Casey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 24th day of July, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/28/06 13:41 2 pgs
Fees:13.00 Taxes:998.63

20060728-0091594

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6-B on the Plan of Zone Lot Division Lot 5 & 6 Resubdivision of Part of Lots 38 and 39 O.F. Noel's Plan of Lots Called "Noelton", as of record in Plat Book 5800, page 378, amended in Book 6250, page 186, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin Allen Casey by Warranty Deed dated July 21, 1997 from Lisa A. Beverly of record in Book 10540, page 809, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6250, page 186, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3932, page 855, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5800, page 378 and amended in Book 6250, page 186, Register's Office for Davidson County, Tennessee.
5. Maintenance Agreement recorded in Book 6380, page 828, Register's Office for Davidson County, Tennessee.