This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Recording Info:

Davidson County DEEDWARR
Recvd: 08/02/06 11:55 2 pgs
Fees:13.00 Taxes:1476.30
20060802-0093954

ADDRESS NEW OWNER:
Michael J. And Julie A.Buhler-Freeman
2805 Lealto Court
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage Inc.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP 85
GROUP 9
PARCEL 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Ann Meroney**, unmarried hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael J. Buhler-Freeman and wife, Julie A. Buhler-Freeman**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd, formerly 2nd Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Ann Meroney, unmarried by deed from Eddie Rhines, and Lisa Jane Romeo, tenants in common dated June 15, 2001, of record in Instrument no. 20010710-0073151, Register's Office for Davidson County, Tennessee.

This is improved property known as 2805 Lealto Court, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Deed Book 2698, page 468, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement for Water and sewer line, set forth in an instrument of record in 20050719-0083909, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2663, page 31, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 and assigns, forever; and,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of August, 2006.

Barbara Ann Meroney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Barbara Ann Meroney, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $399,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007