Davidson County DEEDWARR
Recvd: 08/02/06 14:17 2 pgs
Fees:13.00 Taxes:476.93
20060802-0094155

ADDRESS NEW OWNER:
G. Grace Kaczmarski

2753 Airwood Drive
Nashville, TN 37214

SEND TAX BILL TO:
Fifth Third Mortgage Co.
P.O. BOX 11060
Orange, CA 92856-8160

MAP & PARCEL NOS.:
95-12 A 226

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donn P. Freudenthal and Angelia M. Freudenthal, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **G. Grace Kaczmarski, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Lakeland, Phase 2, Section 2 of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made a more complete description.

Being the same property conveyed to Donn P. Freudenthal and wife, Angelia M. Freudenthal, by Warranty Deed dated March 30, 2001, from Lance L. Silburn of record in Instrument No. 20010410-0035185, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2753 Airwood Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 7900, Page 103, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions, of record in Book 7826, Page 462, as amended in Book 8079, Page 800, said Register's Office; (4) Easement to Electric Power Board of record in Book 2017, Page 592 and Book 2145, Page 20, said Register's Office; (5) Sanitary Sewer and/or Storm Drainage of record in book 4286, Page 864; Book 4754, Page 522; and Book 4925, Page 65, said Register's Office; (6) Deed of Conveyance of record in Book 7628, Page 590 and 596, said Register's Office; (7) Charter of record in Book 7820, Page 601, said Register's Office; (8) Common Area of record in Book 8068, Page 686, said Register's Office; (9) Restrictions and easements of record in Book 6781, Page 163, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $128,900.00.

Affiant

Subscribed and sworn before me this 27th day of July, 2006.

My Commission Expires: 1/24/09

Notary Public

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **July, 2006.**

Donn P. Freudenthal

Angelia M. Freudenthal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Donn P. Freudenthal and Angelia M. Freudenthal, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **July, 2006.**

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH
STATE OF TENNSEESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0607-102