Davidson County DEEDWARR
Recvd: 08/07/06 12:20 2 pgs
Fees:13.00 Taxes:2793.50

20060807-0096509

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44707

WARRANTY DEED

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 29, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$755,000.00.

Richard J. Brugo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26th DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2009

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :
STEPHEN W. RZASNICKI et ux
406 Sunnyside Drive
Nashville, TN 37205

SEND TAX BILLS TO:
WELLS FARGO BANK, N.A.
P.O. BOX 17339
BALTIMORE, MD 21297-1339

MAP-PARCEL
MAP 116-11-46
BM 3940

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PEYTON N. GREEN and wife, PAIGE C. GREEN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **STEPHEN W. RZASNICKI and wife, ANGELA S. RZASNICKI**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

Land in the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 19 and the northerly 40 feet of Lot No. 18 of Block "E" on the Plan of Honeywood Subdivision, not of record, described as follows:

Beginning on the easterly margin of Sunnyside Drive at a point 450 feet south of the northerly margin of Malone Avenue, being the northwest corner of said Lot No. 19; thence in a southerly direction, with the easterly margin of Sunnyside Drive, 140 feet to a point; thence in an easterly direction parallel with the south boundary line of said Lot No. 19, 284 feet to a point in the east boundary line of said Lot No. 18; thence in a northerly direction, with the east boundary line of Lot No. 18 and Lot No. 19, 140 feet to a point, the northeast corner of Lot No. 19; and thence in a westerly direction with the north boundary line of Lot No. 19, 283 feet to the beginning.

Being the same property conveyed to Peyton N. Green and wife, Paige C. Green by deed from Robert g. McCullough and wife, Leslie T. McCullough, of record in Instrument Number 20020424-0050275, Register's Office for Davidson County, Tennessee.

This is improved property known as 406 Sunnyside Drive, Nashville, Tennessee 37205

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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 our hands this 26th day of July, 2006.

PEYTON N. GREEN **PAIGE C. GREEN**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PEYTON N. GREEN and wife, PAIGE C. GREEN, the bargainors, with whom I am personally acquainted, (or 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 Nashville, Tennessee, this the 26th day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

7/29/2006

