File No. 526050021

WARRANTY DEED

File Box 9B
First Title & Escrow Co.,Inc.
#25795

Davidson County DEEDWARR
Recvd: 09/05/06 15:34 2 pg
Fees:13.00 Taxes:2605.17

20060905-0109588

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $704,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY CATHERINE CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Kaegi	Pinnacle National Bank	103-14-0-085
(NAME)	(NAME)	
222 Wilsonia Avenue	211 Commerce St., #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jay B. Rosenblum and wife, Jesscia A. Rosenblum**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Kaegi and wife, Elizabeth Kaegi**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the easterly part of Lot No. 14 and all of Lot No. 15, on the Plan of Hillwood Estates, Block "E", of record in Book 1835, Pages 59 and 60, Register's Office for Davidson County, Tennessee.

SAID Property fronts 150.0 feet on the northerly margin of Wilsonia Avenue and extends back 180.0 feet, more or less, on the westerly line and 223.3 feet on the easterly line to a broken line in the rear, measuring 170.0 feet thereon.

BEING the same property conveyed to Jay B. Rosenblum and wife, Jessica A. Rosenblum by Warranty Deed from John Christopher Connell and wife, Sandra Bryant Connell of record in Instrument 20010709-0072931, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 222 Wilsonia Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 my/our hand(s) this 29th day of August, 2006.

Jay B. Rosenblum

Jessica A. Rosenblum

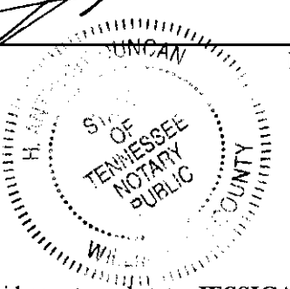
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JAY B. ROSENBLUM**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand at office this the 29th day of August, 2006.

Commission expires: 12/27/09

Notary Public



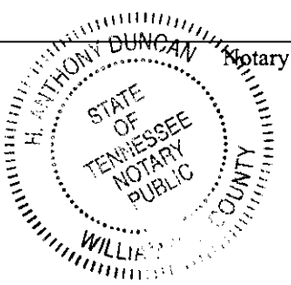
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JESSICA A. ROSENBLUM**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand at office this the 29th day of August, 2006.

Commission expires: 12/27/09

Notary Public



File Number: 526050021

RETURN TO:

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