Davidson County DEEDWARR
Recvd: 10/16/06 15:57 2 pgs
Fees:13.00 Taxes:780.70

20061016-0128435

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $211,000.00

Affiant

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON TN

Subscribed and sworn to before me, this 16th day of October, 2006.

Notary Public
My commission expires: 5/24/2008

03-0609-34069

Address of New Owner:	Send Tax Bills to:	Tax Information
Elsie R. Kurdys, Trustee	Fifth Third Mtg. Co.	142-15-7.00
640 Harpeth Bend Drive	5001 Kingsley Dr., MD: 1MOB3A	
Nashville TN 37211	Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bruce W. Shown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elsie R. Kurdys, Trustee under trust agreement dated 5/19/1998, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 88, on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce W. Shown and wife, Genevieve Shown, by deed from Maria H. Torres, a married person and Ana Ortiz Hernandez, unmarried, dated June 24, 1999, recorded June 29, 1999, in Book 11546, Page 997, Register's Office of Davidson County, Tennessee. Genevieve Shown having since deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 640 Harpeth Bend Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of October, 2006.

Bruce W. Shown

Bruce W. Shown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce W. Shown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of October, 2006.

Julie Coone

State of Tennessee at Large

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission expires: 4-24-2010