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PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 48297
Dav. Co. File: Box 8

(1) Box 36

Davidson County DEEDWARR
Recvd: 12/04/06 14:34 2 pgs
Fees:13.00 Taxes:702.63

20061204-0149397

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Austin G. Fox 810A Knox Avenue Nashville, Tennessee 37204	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 118010B018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Henry Rezba , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin G. Fox , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot No. 9-B on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Document No. 20051004-0119321 and as amended in Document No. 20051014-0124168, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Judy F. Rezba and Steven H. Rezba, wife and husband, by deed from Sylvan Property Group, L.L.C. of record in Document No. 20040901-0106100, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Document No. 20050907-0107796 Register's Office for Davidson County, Tennessee, Judy Ferguson Rezba conveyed her interest in subject property to Steven Henry Rezba.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan of record in Exhibit "B" of record in Document No. 20051004-0119321 amended in Document No. 20051014-0124168 shows an owner's certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20050923-0114370, Document No. 20051004-0119321 and Document No. 20051014-0124168, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 810 A Knox, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~30th~~ 29th day of November, 2006.

Steven Henry Rezba

State of TENNESSEE

County of DAVIDSON

On this ~~30th~~ 29th day of November, 2006 , before me the undersigned authority, personally appeared Steven Henry Rezba , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2006

My Commission Expires: 3/2010

Notary Public

STEPHANIE G. SPAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE Stephanie G. Spain My Commission Expires March 30, 2010 STATE OF TENNESSEE