Davidson County DEEDWARR
Recvd: 12/05/06 14:28 2 pgs
Fees:13.00 Taxes:366.30

20061205-0150173

# WARRANTY DEED

B-LHM-06-913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

Subscribed and sworn to before me this 16th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

PATRICIA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam T. Herjaczki | Adam T. Herjaczki | |
| 913 Cayce Drive (ADDRESS) | 913 Cayce Drive (NAME) (ADDRESS) | 05103016100 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Madison, TN 37115 (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 FREDIA S. DUKE, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~ADAM T. HERJACZKI~~ *** Adam T Herjecki, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of STRATTON HEIGHTS, of record in Plat Book 1835, page 13, Register's Office for said County.

SAID Lot No. 44 fronts 80 feet on the east side of Cayce Drive and runs back 188.1 feet on the north line and 178.6 feet on the south line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Fredia S. Duke, unmarried by deed from Siegfried H. Stein, unmarried of record in Instrument 200007180070947 on 07/07/2000 and filed for record on 07/18/2000, Register's Office for said County.

This Conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 1835, Page 13, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 913 Cayce Drive, Madison, Tennessee 37115
(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), 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), 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 16th day of November, 2006.

Fredia S. Duke

Fredia S. Duke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Freida Duke, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 16th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL) 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

**RETURN TO:**
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903