WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-DI-06-0292

Davidson County DEEDWARR
Recvd: 12/14/06 10:59 2 pgs
Fees:13.00 Taxes:684.50
20061214-0154224

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
Justin Rogers	New Owner	
292 33rd Avenue North	(NAME)	92-13-402
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DREAMINC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN ROGERS AND RENEE LEYMON, 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 55, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by* Quitclaim Deed from Joseph J. Kovalick II, a married man to DreamInc. as recorded on the 10th day of August, 2005 in Instrument No. 20050810-0094787 and Warranty Deed from Brett H. Massey, unmarried to Joseph J. Kovalick II, a married man as recorded on the 4th day of April, 2005 in Instrument No. 20050404-0036552, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 161, Page 167; Inst. No. 20041222-0152417; Inst. No. 20050728-0088189; Inst. No. 20050819-0099130; Inst. No. 20050819-0099131; Inst. No. 20051031-0131161; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

* and by Scrivner's Affidavit of record in Register's Office. _____, said

unimproved ( )

This is improved (X) property, known as 292 33rd Avenue North, Nashville, Tennessee 37212
(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 28th day of July, 2006.

DreamInc.

BY: Joe Kovalick
ITS: President

DREAMINC

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of July, 2006, before me personally appeared Joe Kovalcik, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the president of DreamInc., the within named bargainor, a corporation, and that he/she as such president executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of July, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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