THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26146-12-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Lana J Kantosky Affiant Subscribed and sworn to before me this 12th day of January, 2007. NOTARY PUBLIC AT LARGE Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Lana J. Kantosky 5236 Green Leaf Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.161.08-0 Parcel No. 103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn Ferguson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lana J. Kantosky, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5236 Green Leaf Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of January, 2007.

Carolyn Ferguson
Carolyn Ferguson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carolyn Ferguson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2007.

NOTARY PUBLIC AT LARGE Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE
Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/18/07 13:12 2 pgs
Fees:13.00 Taxes:814.00

20070118-0007443

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Reserve Parcel "B" Greenleaf Heights, as of record in Plat Book 6200, page 665, amended in Book 7426, page 454, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Carolyn Ferguson, unmarried by Deed dated 6/18/99 from Nancy Roland, widow of record in Book 11545, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 7370, page 716, re-recorded in Book 7405, page 55, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6200, page 665, amended in Book 7426, page 454, Register's Office for Davidson County, Tennessee.
4. Easements for public utility purposes of record in Book 5617, pages 516 and 522, Register's Office for Davidson County, Tennessee.
5. Easement for highway purposes of record in Book 4033, page 486, Register's Office for Davidson County, Tennessee.