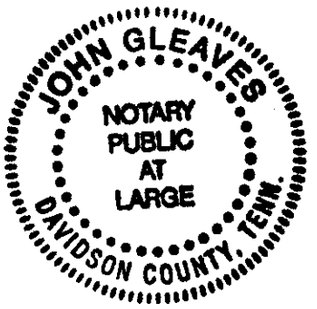


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF **JANUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT GRIGNON, ET UX	New Owner	**119-06-0-205.00**
(NAME) **2604 RASCOE STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ROBERT L. KAATRUDE, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT GRIGNON AND WIFE, DEVONIE GRIGNON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 216 "A" on the Plan of Sterling Heights, Section 7, as of record in Book 3600, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Kaatrude by deed from Leo Goodbread and wife, Annie F. Goodbread, of record in Book 5886, page 279, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Robert L. Kaatrude from Beverly J. Roderick (formerly Beverly J. Kaatrude) by deed of record in Book 10137, page 522, said Register's Office.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See General Durable Power of Attorney of Robert L. Kaatrude of record as Instrument No.20041119-0139298, Register's Office for Davidson County, Tennesseee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as **2604 RASCOE STREET, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 01/26/07 10:58 2 pgs
Fees:13.00 Taxes:259.00
20070126-0010894

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 and assigns forever; and we do covenant with the said GRANTEES 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 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(s) this 19 DAY OF **JANUARY, 2007.**

Robert L. Kaatrude by
Dawn Gilbert Kaatrude
Attorney in fact for Robert L. Kaatrude

ROBERT L. KAATRUDE
BY: DAWN GILBERT KAATRUDE,
ATTORNEY IN FACT FOR ROBERT L.
KAATRUDE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAWN GILBERT KAATRUDE, ATTORNEY IN FACT FOR ROBERT L. KAATRUDE**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ROBERT L. KAATRUDE** and who acknowledged that she executed the same as the free act and deed of **ROBERT L. KAATRUDE**.

Witness my hand and official seal at Nashville, Tennessee this 19 day of January, 2007.

My commission expires: **SEPTEMBER 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public