THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
624 HWY 76
WHITE HOUSE, TN 37188

Our File Number: 26810NM

MAP/GROUP/PARCEL: 073-05-0/046.00

Davidson County DEEDWARR
Recvd: 01/29/07 09:13 2 pgs
Fees:13.00 Taxes:471.75
20070129-0011389

NEW OWNER'S NAME AND ADDRESS:
KATHRYN M. WEAVER
1924 MORAN AVENUE
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **CODY DANIEL KOVALYCSIK, AN UNMARRIED MAN**, hereinafter called Grantor, does hereby transfer and convey unto, **KATHRYN M. WEAVER, AN UNMARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF VIRGINIA MANOR, AS OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 43 FRONTS 75.0 FEET ON THE SOUTHEASTERLY MARGIN OF MORAN DRIVE AND RUNS BACK BETWEEN LINES 142.5 FEET ON THE NORTHEASTERLY LINE AND 142.1 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 70.0 FEET.

The subject property is improved property known as 1924 MORAN AVENUE, NASHVILLE, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20031111-0165134, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CODY DANIEL KOVALYCSIK

STATE OF TENNESSEE
COUNTY OF ROBERTSON

PERSONALLY appeared before me, the undersigned authority, **CODY DANIEL KOVALYCSIK, AN UNMARRIED MAN**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, Tennessee on this the 24th day of January, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The actual consideration or value whichever is greater for this transfer is $127,500.00.

AFFIANT

Sworn to and subscribed before me, this the 24th day of January, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE