McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

I, OR WE, HAVE RELIED UPON THE FOLLOWING AS MY, OR OUR, PRIMARY SOURCE OF INFORMATION IN DETERMINING THE FAIR MARKET VALUE OF THE REAL PROPERTY CONVEYED HEREIN: (1) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

P-RA-07-2948

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Katz	Richard Katz	
2600 Douglas Rd, #501 ~~2948 Riverbend Drive~~	2600 Douglas Rd, #501 (NAME) ~~2948 Riverbend Drive~~	
Coral Gables, FL. 33134 (ADDRESS) ~~Nashville, TN 37214~~	Coral Gables, FL 33134 (ADDRESS) ~~Nashville, TN 37214~~	062020A24400CO
(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 KARAM B. HANNA AND EMAN W. TADRAUS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD KATZ, A MARRIED MAN, 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:

Being Lot No. 236 on the plan of the Final Plat of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, 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 Karam B. Hanna and Eman W. Tadraus, husband and wife by deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc. of record in Book 11596 and Page 489 on 07/14/1999 and filed for record on 07/30/1999, Register Office for said County.

unimproved ( )
This is improved (X) property, known as 2948 Riverbend Drive, Nashville, Tennessee 37214
(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 February, 2007.

Karam B. Hanna

Eman W. Tadraus

Davidson County DEEDWARR
Recvd: 03/05/07 08:07 2 pgs
Fees:13.00 Taxes:499.50
20070305-0026308

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of February, 2007, before me personally appeared Karam B. Hanna and Eman W. Tadraus, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959