07-1045

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1045

Davidson County DEEDWARR
Recvd: 03/19/07 12:23 2 pg
Fees:13.00 Taxes:407.00
20070319-0032947

Property Address: 2868 Steamboat Drive, Nashville, TN 37214

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen Lynne Jones n/k/a Karen Putnam**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Joanne S. Aronis, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 129 on the Plan of River Trace Estates, Phase I, Section 2, as of record In Plat Book 6900, Page 158 and 159, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Daniel Ray Hones, dated January 24, 2001, and recorded April 4, 2001, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20010404-0033125.

Paul Putnam joins in this conveyance to convey any and all marital interest he may have in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 20th day of February, 2007.

Karen Putnam {Seal}
Karen Putnam

Paul Putnam {Seal}
Paul Putnam

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 20th day of February, 2007, before me the undersigned officer, personally appeared Karen Putnam and Paul Putnam known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged ~~that she~~, executed same as her free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Karen Putnam

Grantee's Name, Address, Phone:
Joanne S. Aronis
2868 Steamboat Drive
Nashville, TN 37214

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MAP AND PARCEL NO: 62-2-A-129

SEND TAX STATEMENTS TO:
Joanne S. Aronis
2868 Steamboat Drive
Nashville, TN 37214

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Joanne S. Aronis

Subscribed and sworn to before me this 20 day of February, 2007.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 1-23-2011