FILE NO. SP45241
FILE BOX "7"

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $189,000.00.

Affiant

Subscribed and sworn before me this the 24th day of April, 2007.

Notary Public
My commission expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 10

Davidson County DEEDWARR
Recvd: 04/27/07 10:37 2 pgs
Fees:13.00 Taxes:699.30
20070427-0050362

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard Mainegra & Sherri Joyner 2918 McGavock Pike Nashville, TN 37214	SAME	07308003000

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey D. Kula and wife, Karin L. Kula, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Mainegra and Sherri Joyner, as ***, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

***Joint Tenants with Right of Survivorship

Land in Davidson County, Tennessee, being Lot No. 36 and the southerly 25 feet of Lot No. 37 on the unrecorded Map of Sunset View Subdivision, and described according to a copy of a survey thereof, dated May 2, 1959, by Anthony Papuchia, Surveyor, and is as follows:

Beginning at a point in the northeasterly margin of McGavock Pike, 25 feet north of the corner of Lot Nos. 36 and 37; thence northeasterly parallel to the line between said Lots, 346.3 feet to a point in the centerline of Old McGavock Pike; thence southeasterly 56.6 feet to a point; thence easterly 168 feet more or less to the low water mark of the Comberland river; thence up said River, southeasterly 68 feet more or less, to a corner of Lots 35 and 36; thence with the line between said Lots, southwesterly 511 feet more or less to the east margin of McGavock Pike; thence with the margin of said McGavock Pike, northwesterly 125 feet more or less to the point of beginning.

Being the same property conveyed to Jeffrey K. Kula and wife, Karin L. Kula, by deed from Robert J. rawding and wife, Enid H. Rawding, dated May 21, 1998, of record in Book 10944, Page 242, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 2918 McGavock Pike, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 24th day of April, 2007.

Jeffrey D. Kula

Karin L. Kula

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey D. Kula and Karin L. Kula, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2007.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY