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

Davidson County DEEDWARR
Recvd: 05/09/07 13:50 3 pgs
Fees:18.00 Taxes:288.60
20070509-0055817

Our File Number: 28031T

MAP/GROUP/PARCEL: 072-10-0/237.00

NEW OWNER'S NAME AND ADDRESS:
TOD R. BUSHMAN & ROSANNE TENAGLIA-BUSHMAN
1116 FOREST POINTE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MACK RHEA and PAULA RHEA, HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **TOD R. BUSHMAN and ROSANNE TENAGLIA-BUSHMAN, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE ATTACHED EXHIBIT "A"

The subject property is improved property known as 1315 MONETTA AVENUE, NASHVILLE, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20040708-0081441, 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 grantees. Grantors covenants with Grantees that they are 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.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MACK RHEA

PAULA RHEA

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **MACK RHEA and PAULA RHEA, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 4th day of May, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $78,000.00.

AFFIANT

Sworn to and subscribed before me, this the 4th day of May, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being a lot or parcel of land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 20 on the Map of E. B. Rucker's Subdivision of Litton Property, not of record, described as follows:
Beginning at a point in the northerly margin of Monetta Street 200 feet west of the northwest corner of Monetta Street and Scott Avenue, the southwest corner of the property conveyed to Mary L. Jeffries by deed from Ruby Chaffin and husband, of record in Book 1031, page 599, Register's Office for Davidson County, Tennessee; thence northwardly passing Mary L. Jeffries; northwest corner, 220 feet, more or less, to a point, the southeast corner of the property conveyed to E. B. Rucker by deed fro E. P. Trotter and wife of record in Book 936, page 238, said Register's Office; thence westwardly with Rucker's south line 50 feet, more or less, to a point, the northeast corner of the property conveyed to Mrs. Marguerite Elva Frazier by deed from E. B. Rucker and wife, of record in Book 667, page 213, said Register's Office; thence southwardly with Mrs. Frazier's easterly line 220 feet, more or less, to a point in the north margin of Monetta Street, the southeast corner of the Frazier lot; thence eastwardly with the margin of Monetta Street, 50 feet, more or less, to the point of beginning.