FILE NO. SP45289
FILE BOX "7"

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/05/07 07:26 2 pgs
Fees:13.00 Taxes:1542.90
20070605-0066471

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 129-08-0-139.00

The actual consideration or value, whichever is greater, for this transfer is $417,000.00

Affiant

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

My Commission Expires: 1/24/09

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Craig Ternovits et ux
(Name)
107 Alton Road
(Street Address)
Nashville, TN 37205

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **KATHRYN A. GREENE, unmarried,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **CRAIG TERNOVITS and JENNIFER BUDDE, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 19, Block "A: on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 Blocks A, B, C & D, as of record in Plat Book 1130, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn A. Greene, unmarried, by deed from Matthew Edward Diemer and wife, Pamela Carlstrom Diemer, of record in Book 9671, page 803, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 107 Alton Road, Nashville, Tennessee 37205.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 24th day of May, 2007.

Kathryn A. Greene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Kathryn A. Greene,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 24th day of May, 2007.

Notary Public

My Commission Expires: 1/24/09

