PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48701
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/28/07 10:20 2 pgs
Fees:13.00 Taxes:1214.71
20070628-0077117

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen P. Skurka Olivia D. Skurka 808 Rodney Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11513003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$328,300.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephane Ruz and spouse Claire Ruz**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen P. Skurka and spouse, Olivia D. Skurka** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of West Meade Hills Section Eight of record in Book 3600, Pages 61 and 62, Register's Office for said County.

Said Lot No. 167 fronts 133.0 feet on the easterly margin of Rodney Drive and extends back 428.1 feet on the northerly line(s) and 478.15 feet on the southerly line to a dead line in the rear measuring 81.9 feet thereon.

Being the same property conveyed to Stephane Ruz and wife, Claire Ruz by deed from Curtis M. Groves and wife, Faith J. Groves of record in Doc. No. 20050622-0071370, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Pages 61 and 62, said Register's Office, which Plan shows a 150 foot minimum building setback line from Rodney Drive and a 10 foot easement for public utility purposes along the rear line(s); a 2.5 x 40 foot utility anchor easement located on the southwesterly front corner of said lot; an easement for overhang along the front line of said lot.

This is improved property, known as: 808 Rodney Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2007.

Stephane Ruz

Claire Ruz

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2007 , before me the undersigned authority, personally appeared Stephane Ruz Claire Ruz , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $328,000.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public