Davidson County DEEDWARR
Recvd: 07/03/07 10:08 2 pgs
Fees:13.00 Taxes:273.80
20070703-0079270

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this 27 day of June, 2007.

Notary Public
My commission expires: 7-2470

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-0706-63658

Address of New Owner:	Send Tax Bills to:	Tax Information
Joe Kerinuk 2171 Carson Street Nashville TN 37211	Joe Kerinuk OWNER 1109 Hunters Bow Circle Nashville TN 37211	105-16-0-228

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dafina Czernoczky**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joe Kerinuk***, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of South Highland Subdivision, of record in Book 421, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dafina Czernoczky by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), dated December 29, 2005, recorded February 23, 2006, of record in Instrument No. 20060223-0021207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2171 Carson Street, Nashville, TN 37211

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

* AKA Joseph L. Kerinuk, and wife, Christy L. Kerinuk

WITNESS my hand this 26th day of June, 2007.

Dafina Czernoczky

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dafina Czernoczky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of June, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212