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Realty T.Fl
Box 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $213,500.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2007.

Notary Public
My commission expires: 02/22/09

03-0706-34763

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brad J. Kavan	Guaranty Trust Company	114-08-O-A-72
740 Cedar Crest Drive	P.O. Box 1218	
Nashville TN 37209	Murfreesboro, TN 37129-1218	

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, David A. Giroir, unmarried and Tram M. Giroir, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brad J. Kavan and wife, Rhonda S. Kavan, 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. 72, on the Plan of Cedar Crest Subdivision, Phase II, of record in Book 9700, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David A. Giroir and wife, Tram M. Giroir, by deed from Fox Ridge Homes, Inc., dated 11-25-98, recorded 12-3-98, in Book 11235, Page 141, Register's Office for Davidson County, Tennessee. David A. Giroir and Tram M. Giroir having since divorced.
>
> 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 740 Cedar Crest Drive, Nashville, TN 37209

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.

Davidson County DEEDWARR
Recvd: 07/11/07 14:26 2 pgs
Fees:13.00 Taxes:789.95
20070711-0082755

WITNESS my hand this 21st day of June, 2007.

David A. Giroir

Tram M. Giroir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Giroir and Tram M. Giroir, 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 in Nashville, TN, this 21st day of June, 2007.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09