BK436
22707

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***227,000.00.

Brandy N. Kahlig
Affiant

Subscribed and sworn to before me this 21 day of August 2007.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 08/28/07 14:02 2 pgs
Fees:13.00 Taxes:839.90
20070828-0103294

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Christopher Buck
208 Scott Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 083-06-0
PARCEL 195.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Seven Thousand and 00/100 Dollars ($***227,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Michael K. Kahlig and wife, Brandy N. Kahlig, (hereinafter called the "GRANTORS "), have bargained and sold, and by these presents do transfer and convey unto Christopher Buck and wife, Susan D. White (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly ½ of Lot D on the Plan of First Subdivision of Brownsville of record in Plat Book 21, Page 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID part of Lot D fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Michael K. Kahlig and wife, Brandy N. Kahlig from Elroy Kahanek and Kimberly Gray (fka Kimberly Kahanek) by deed dated August 6, 2004 of record as Instrument No. 20040812-0097434.

This is improved property known as 208 Scott Avenue Nashville, Tennessee 37206.

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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of First Subdivision of Brownsville of record in Book 21 Page 112, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of August 2007.

Michael K. Kahlig

Brandy N. Kahlig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael K. Kahlig and Brandy N. Kahlig the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August 2007.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY