Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $362,000.00 .

Affiant

Subscribed and sworn to before me this 5th day of September, 2007.

Notary Public
My Commission Expires ~~01/26/08~~ 7-24-10

Davidson County DEEDWARR
Recvd: 09/13/07 09:58 2 pgs
Fees:13.00 Taxes:1339.40
20070913-0109752

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

07-1269

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karen Kizer	Same	172-2
6001 Woodland Hills Drive		40.00
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Kenneth J. Giljam and wife, Deanne E. Giljam**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karen Kizer**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 51 on the plan of Myrtlewood Estates, Section One, of record in Book 5200, Page 361 and amended in Book 6595, Page 243, said Register's Office.

Being the same property conveyed to Kenneth J. Giljam and wife, Deanne E. Giljam by deed from Roland Leslie Fort, dated February 28, 1992, of record in Book 8564, Page 921 and by deed from Candace Kaye Fort, spouse of Roland Leslie Fort, June 1, 1992, of record in Book 8642, page 217, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6001 Woodland Hills Drive, 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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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.

Witness our hands this 5th day of September, 2007.

Kenneth J. Giljam

Deanne E. Giljam

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kenneth J. Giljam and wife, Deanne E. Giljam**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of September, 2007.

Notary Public

My Commission Expires: 01/26/08

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

