PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

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

Davidson County DEEDWARR
Recvd: 09/28/07 13:56 2 pgs
Fees:13.00 Taxes:421.80
20070928-0115863

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Deborah L Cable
Affiant

Subscribed and sworn to before me this 24 **day of** September, **2007.**

E. Mannix
Notary Public
My commission expires: 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Ryan Turzanski 922 Granada Avenue Nashville TN 37206	New Owner	083-01-0 180.00

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, **Robertson Rentals, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ryan Turzanski**, unmarried, 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 the westerly 60 feet of the easterly 120 feet of Lot Nos. 21 and 22 and the westerly 60 feet of the northerly 10 feet of the easterly 120 feet of Lot No. 23 on the map of James Burn's Subdivision, of record in Book 421, Page 40, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Said parts of said Lots front 60 feet on the southerly side of Granada Avenue and run back between parallel lines 110 feet to a dead line.

Being the same property conveyed to Robertson Rentals, LLC by deed from Gertrude Yates, unmarried, dated 05/11/07, recorded 05/16/07, of record in Instrument No. 20070516-0058745, 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 922 Granada Avenue, Nashville, TN 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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind itself, its 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.

WITNESS my hand this 25 day of September, 2007.

Robertson Rentals, LLC

By: _____
Joseph Robertson, its Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Robertson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Robertson Rentals, LLC, the within named bargainor, and that he is authorized by Robertson Rentals, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 25 day of September, 2007.

_____
Notary Public
State of Tennessee at Large

My Commission expires: 7/24/2010

