PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref:(____gj__) Title No: 49015
Dav. Co. File: Box 8

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 12/03/07 11:13 2 pgs
Fees:13.00 Taxes:708.55
20071203-0139698

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret Donaldson 810 B Knox Avenue Nashville, Tennessee 37204	J.P. Morgan Chase Bank, N.A. 345 Vision Drive Columbus, OH 43219

TAX MAP-PARCEL NUMBERS: 118010B01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$191,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Henry Rezba , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Donaldson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 9A on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Doc. No. 20051004-0119321, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Judy F. Rezba and Steven H. Rezba by deed from Sylvan Property Group, LLC of record in Doc. No. 20040901-0106100, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20050907-0107796 Judy Ferguson Rezba conveyed her interest in subject property to Steven Henry Rezba.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" of record in Doc. No. 20051004-0119321 amended in Doc. No. 20051014-0124168, said Register's Office, which Plan shows a minimum building setback line and easement for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20050923-0114370, Doc. No. 20051004-0119321 Doc. No. 20051014-0124168, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 810 B Knox Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of November, 2007.

Steven Rezba
-Henley POA

State of TENNESSEE
County of DAVIDSON

On this 26th day of November, 2007 , before me the undersigned authority, personally appeared Steven Rezba , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $191,500.00

Affiant

Sworn and subscribed before me this the 26th day of November, 2007

My Commission Expires: 1-26-09

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.