Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1373

Davidson County DEEDWARR
Recvd: 12/04/07 13:44 2 pgs
Fees:13.00 Taxes:1295.00
20071204-0140372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeffrey C. Rencher and wife, Michelle Rencher, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Gregory J. Kares and wife, Jill C. Kares, 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 the easterly one-half Lot No. 229 on the Plan of Belmont Land Co's. Plan, as of record in Plat Book 421, page 34, Register's Office for Davidson County, described as follows:

Said easterly one-half of Lot 229 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Jeffrey C. Rencher, unmarried by deed from Jerry W. Owens, unmarried dated July 24, 1997 of record in Book 10545 page 431, Register's Office for Davidson County, Tennessee. Michelle Rencher joins in this conveyance to convey any and all martial interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1719 Beechwood Avenue, Nashville TN, 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 29th day of November, 2007

Jeffrey C. Rencher

Michelle Rencher

State of Tennessee)
County of Davidson)

On this 29th day of November, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey C. Rencher and Michelle Rencher, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/22/10

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 350,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of November, 2007.

Notary Public

My Commission Expires: 7-24-10

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

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gregory J. Kares	Gateway Funding Diverified	104 16 0 265.00
1719 Beechwood Avenue	300 Welsh Road Building 5	
Nashville, TN 37212	Horsham, PA 19044	