THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27136-10-2007** **Record & Return To:** **Realty Title** **4721 Andrew Jackson Pkwy** **Hermitage, TN 37076-1301**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $122,250.00. Affiant Subscribed and sworn to before me this 7th day of December, 2007. Notary Public My Commission Expires: 06|23|2010

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Jeffrey P. Kleoudis, Toni Kleoudis 2200 Weona Drive Nashville, TN 37214	**Send Tax Bills To:** Peoples Home Equity 5226 S. East Street, #A-9 Indianapolis, IN 46227	**Tax Information:** Map and Parcel No.: 084100018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. Rodgers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Kleoudis and his wife, Toni Kleoudis** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2200 Weona Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of December, 2007.

Elizabeth A. Rodgers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth A. Rodgers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2007.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 12/11/07 12:43 2 pgs
Fees:13.00 Taxes:452.33

20071211-0142896

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Maplecrest as of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ernest C. Rodgers and wife, Elizabeth A. Rodgers by deed dated September 28, 2001 from Stanton E. Norfleet and wife, Margaret A. Norfleet of record in Instrument No. 20011016-0112459, Register's Office for Davidson County, Tennessee. Being further conveyed to Elizabeth A. Rodgers by Quitclaim deed from Ernest C. Rodgers of record in Instrument No. 20040604-0066375, said Register's Office.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.