08-01-025-KR

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

39-B
File #08-1038

Davidson County DEEDWARR
Recvd: 02/13/08 11:34 2 pgs
Fees:13.00 Taxes:1282.05
20080213-0014514

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 Christopher R. Esposito and spouse, Heidi S Esposito, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kathleen L. Oppenheimer, 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 Lot 53 of Block I on the Map of Cherokee Park, 3rd Section, of record in Book 843, Pages 2 and 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 60 feet on the easterly side of Cherokee Road and runs back 234.86 feet on the northerly line and 186.12 feet on the southerly line, to a dead line in the rear on which it measures 80.66 feet, said rear line being a broken line.

Being the same property conveyed to Christopher R. Esposito and spouse, Heidi S. Esposito by deed from Jill D. Turner, now know as Jill T. Gonas dated July 26, 2000 of record as Inst. No. 20000801-0075878, Register's Office for Davidson County, Tennessee.

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: 242 Cherokee Road, Nashville TN, 37205.

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 12th day of February, 2008

Christopher R. Esposito

Heidi S.Esposito

State of Tennessee)
County of Davidson)

On this 12th day of February, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher R. Esposito and Heidi S.Esposito, 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: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 346,500.00.

Affiant

Sworn and subscribed before me on this the 12th day of February, 2008.

Notary Public

My Commission Expires: 7-25-09

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KAREN RUSSELL

State of Tennessee) County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state KAREN RUSSELL KENNEDY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kathleen L. Oppenheimer	SunTrust Mortgage Inc	103-12-42
242 Cherokee Road	P O Box 26149	
Nashville, TN 37205	Richmond, VA 23260	