Davidson County DEEDWARR
Recvd: 03/13/08 14:19 2 pgs
Fees:13.00 Taxes:677.10
20080313-0025533

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Brian E. Kruse & Dandida K. Kruse
Shirley Blackburn
2319 Cabin Hill
Nashville, TN 37214

SEND TAX BILL TO:
Vision Mtg. Professionals
155 Legends Dr., Ste P
Lebanon, TN 37087

MAP 073
GROUP 11-0
PARCEL 091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sandra M. Reynolds, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Brian E. Kruse and Dandida K. Kruse, husband and wife, and Shirley A. Blackburn, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 59, on the Plan of Sunset View, Revision of Section One, as shown on plat of record in Plat Book 2663, page 27 and 28 and corrected in Book 2806, page 41, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sandra M. Reynolds in Instrument 20040630-0077430 recorded 6/30/2004, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2663, page 27, and Book 2806, page 41 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of March, 2008.

Sandra M Reynolds

Sandra M. Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sandra M. Reynolds,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of March, 2008.

Tammy Lynn Seth

NOTARY PUBLIC

My Commission Expires: 7-13-08

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $183,000.00.

Davidson

AFFIANT

Subscribed and sworn to before me this the 7th day of March, 2008.

Tammy Lynn Seth

NOTARY PUBLIC

My Commission Expires: 7-13-08