Return to: File Box 9B
First Title & Escrow Co., Inc.
#27743

# WARRANTY DEED

G-VRE-08-4104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2008

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine H. Rizzone | Home LoanCenter d/b/a | |
| 4104 Kennedy Avenue | Lending Tree (NAME)<br>163 Technology Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Irving, CA 92618 | 61-16-92.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARGARET C. KEMNETZ UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHERINE H. RIZZONE AND KATHRYN L. KUBIAK-RIZZONE, both unmarried, as joint* tenants with the right of survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 80 FEET OF THE EASTERLY PART OF LOT NO. 39 ON THE MAP OF KENNEDY AND GRAVE'S PLAN OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, AND THE NORTHERLY 80 FEET OF LOT NO. 41, ON THE MAP OF KENNEDY AND GRAVE'S SUBDIVISION OF BLOCKS "C" AND "D" OF MONTE VISTA, AS OF RECORD IN BOOK 843, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOTS NOS. 39 AND 41 FRONT 80 FEET ON THE EASTERLY SIDE OF KENNEDY AVENUE AND RUN BACK 176.2 FEET ON THE NORTHERLY LINE AND 198.5 FEET ON THE SOUTHERLY LINE TO THE WESTERLY LINE OF LOT NO. 43, MEASURING 80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EDWARD S. KEMNETZ AND WIFE, MARGARET C. KEMNETZ BY WARRANTY DEED FROM GARY COOPER AND WIFE, BESSIE S. COOPER, RECORDED ON THE 2ND DAY OF MAY, 1962 IN BOOK 3374, PAGE 249, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID EDWARD S. KEMNETZ IS NOW DECEASED.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 143, BOOK 843, PAGE 14; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 4104 Kennedy Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Davidson County DEEDWARR
Recvd: 06/04/08 15:15 2 pgs
Fees:13.00 Taxes:688.20

20080604-0057437

Witness my/our hand(s) this 30th day of May, 2008.

Margaret Kemnetz

Margaret C. Kemnetz a/k/a Margaret Kemnetz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret C. Kemnetz,* the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*aka Margaret Kemnetz

Witness my hand and official seal, this the 30th day of May, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)




My Commission Expires MAY 22, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903