WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

x _____
Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2008.

_____
Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER S. DUNLAP DAVIDSON COUNTY

B-SR-08-3205

Davidson County DEEDWARR
Recvd: 06/09/08 12:49 2 pgs
Fees:13.00 Taxes:1542.90

20080609-0059032

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
Daniel J. Box	New Owner (NAME)	
3205 Marlborough Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-6-145.01

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 TERESA L. TOSSONA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL J. BOX AND BRITTANY L. FREY, AS TENANTS IN COMMON WITH 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 LOT NO. 116 ON THE REVISED PLAN OF R. W. GRIZZARD'S SUBDIVISION OF THE BOSLEY TRACT, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY PARRISH ENGINEERS, INC., DATED MAY 31, 1966, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF MARLBOROUGH AVENUE AT ITS INTERSECTION WITH THE WESTERLY MARGIN OF AN ALLEY; THENCE ALONG SAID AVENUE, SOUTHWESTERLY 55.26 FEET TO A POINT; BEING 94.74 FEET NORTHEASTERLY FROM THE INTERSECTION OF MARLBOROUGH AVENUE AND LOVE CIRCLE; THENCE SOUTHEASTERLY ALONG A CURVE 134.2 FEET (BY ACTUAL FIELD MEASUREMENT 126.5 FEET) TO A POINT IN THE LINE BETWEEN LOTS NOS. 115 AND 116; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 55.15 FEET TO A POINT IN THE WESTERLY MARGIN OF A 12 FOOT ALLEY; THENCE ALONG THE WESTERLY MARGIN OF SAID ALLEY, NORTHWESTERLY 165 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TERESA L. TOSSONA, UNMARRIED BY WARRANTY DEED FROM FRANK FERNANDEZ AND WIFE, JENNIFER L. FERNANDEZ, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030903-0127537, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TERESA L. TOSSONA IS NOW MARRIED AND KNOWN AS TERESA KUHARSKY. PAUL KUHARSKY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 3571, PAGE 577; BOOK 2249, PAGE 409 AND BOOK 10281, PAGE 449; PLAT OF REVISED PLAN OF R.W. GRIZZARD'S SUBDIVISION OF BOSLEY TRACT, NOT OF RECORD, 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 3205 Marlborough Avenue, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 2nd day of June, 2008.

Teresa L. Tossona n/k/a Teresa Kuharsky

Paul Kuharsky

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa L. Tossona n/k/a Teresa Kuharsky and Paul Kuharsky, 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.

Witness my hand and official seal, this the 2nd day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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