Davidson County DEEDWARR
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Fees:13.00 Taxes:400.16

20080627-0066534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2008

Notary Public:

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason A. Musch	JPMorgan Chase Bank, N.A.	Parcel ID:
922 West Greenwood Avenue	5409 Maryland Way, Suite 202	08301004600
Nashville, TN 37206	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jason A. Musch, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 38 feet of Lot No. 11 and the westerly 6 feet of Lot No. 12 on the Map of Zack Q. Myers Subdivision of the Wood Property, as of record in Book 547, Page 189, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 11 and 12 front together 44 feet on the southerly side of West Greenwood Avenue, formerly Edgar Street, and extend back between parallel lines 155 feet to the northerly margin of an alley.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from John J. Gargaro and wife, Angela J. Gargaro, of record in Instrument 20080319-0027699, said Register's Office, dated March 19, 2008. And being the same property conveyed to John J. Gargaro and Angela J. Gargaro by deed of record in Instrument 20080303-0020804, said Register's Office, dated February 28, 2008. And being the same property conveyed to J.T. Murphree and wife, Winifred Murphree by deed of record in Book 8468, Page 650, said Register's Office, dated October 22, 1991.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 547, page 189, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 922 West Greenwood Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of June, 2008.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter, President

ATTEST:

_____
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Kudzu Real Estate, Inc. the within named bargainor, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert B. Potter as such President.

Witness my hand and official seal this 20th day of June, 2008.

My Commission Expires: 1-9-12

_____
Notary Public

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY