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

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

39-B
File #08-1167

(1)

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 Michael J. Karnes, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Katherine B. Dreadin and James M. Kynes and wife, Ansley D. Kynes, 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 Unit No. B, together with the appurtenant interest in the common elements of Burns Station Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7292, page 607, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 108 on the Plan of West End Park of record in Plat Book 421, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Karnes by deed from J. Lynn Jackson, unmarried, dated December 12, 2000 of record in Inst. No. 20001213-0122775, 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: 217 Burns Avenue, Nashville TN, 37203.

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.

Davidson County DEEDWARR
Recvd: 07/10/08 13:27 2 pgs
Fees:13.00 Taxes:738.15
20080710-0071019

WITNESS THE EXECUTION HEREOF this 30th day of June, 2008.

Michael J. Karnes

State of Tennessee)
County of Davidson)

On this 30th day of June, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael J. Karnes, 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: $ 199,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Katherine B. Dreadin
217 Burns Avenue
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
New owner

TAX MAP-PARCEL #:
104-2-M-217.00CO