THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FTEC File No. 27928-07-2008 **Record & Return To:** Rudy Title & Escrow 2012 21st Ave. S. Nashville, TN 37212	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $148,000.00. Affiant Subscribed and sworn to before me this 25th day of July, 2008. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Tasha L. Thomas 1609 Lethia Drive Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 073130196.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew A. Kutny and wife, Diane F. Kutny**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tasha L. Thomas** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1609 Lethia Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25 day of July, 2008.

Matthew A. Kutny

Diane F. Kutny

STATE OF WASHINGTON, COUNTY OF King SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew A. Kutny and Diane F. Kutny**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2008.

Notary Public

My Commission Expires: 03/09/2012

PAMELA BURKE NOTARY PUBLIC COMMISSION EXPIRES 03-09-12 STATE OF WASHINGTON

Davidson County DEEDWARR
Recvd: 07/29/08 13:20 2 pg
Fees:13.00 Taxes:547.60
20080729-0077457

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

EXHIBIT "A"

Land in DAvidson County, Tennessee, being Lot No. 16 on the Plan of Mailan Heights, as of record in Plat Book 1835, page 90, Register's Office for DAvidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew A. Kutny and wife, Diane F. Kutny by Warranty Deed dated April 13, 2005 from Peggy W. Smith, formerly known as Peggy E. Powder of record in Instrument No. 20050420-0043892, Register's Office for DAvidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 90, Register's Office for Davidson County, Tennessee.