Davidson County DEEDWARR
Recvd: 10/01/08 15:16 2 pg
Fees:13.00 Taxes:1250.60

20081001-0099868

WARRANTY DEED

G-VR-08-908

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
William Cerveny	Franklin American Mortgage Company	
908 Cadillac Avenue	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	132-9-80.00
(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, we COLLEEN R. ZAKREWSKY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM CERVENY AND WIFE, CHARLA CERVENY, 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 34, OAK HILL SUBDIVISION NO. 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 52, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. .

BEING THE SAME PROPERTY CONVEYED TO COLLEEN R. ZAKREWSKY AND HUSBAND, JOSEPH HUROWITZ BY WARRANTY DEED FROM RONALD C. MODRA AND MARY BETH ROBERTS, HUSBAND AND WIFE, RECORDED ON THE 14TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050714-0082004, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO COLLEEN R. ZAKREWSKY, BY QUITCLAIM DEED RECORDED SIMULTANEOUS HEREWITH AS INSTRUMENT NUMBER 20081001 0099867 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 908 Cadillac Avenue, Nashville, Tennessee 37204
(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 26th day of September, 2008.

Colleen R. Zakrewsky

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of September, 2008, before me personally appeared J. Charles Kelly to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Colleen R. Zakrewsky and who acknowledged he/she/they executed the same as the free act and deed of the said Colleen R. Zakrewsky.

Witness my hand and official seal, this the 26th day of September, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

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