RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 289D1
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20090051980 DEEDWARR
Recvd: 07/31/09 15:05 2 pgs
Fees:13.00 Taxes:710.40
20090731-0072006

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090600607

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of JULY, 2009

Notary Public

MY COMMISSION EXPIRES:

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARE HARBISON 221 BRATTLESBORO PLACE NASHVILLE, TN 37204	Pinnacle National Bank 211 Commerce St.#300 Nashville, TN 37201	132-09-OB-213.00

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,

KEVIN R. HALUSKA AND WIFE, THERESE HALUSKA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLARE HARBISON

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:

Land in Davidson County, Tennessee, being Unit No. 213 on the Plan of Brattlesboro Place, as of record in Plat Book 5200, page 731, and as amended in Exhibit "B" to Master Deed of record in Book 6313, page 496, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin R. Haluska, unmarried, by Warranty deed from Kathy A. Parolini, unmarried, dated 5-20-05 and recorded 5-24-05 in Instrument No. 20050524-0058711, in the Register's Office of Davidson County, Tennessee.

The undersigned Therese Haluska, spouse of Kevin R. Haluska joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This is improved (X) property known as **221 BRATTLESBORO PLACE, NASHVILLE, TN 37204**
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 our hands this 29th day of JULY, 2009.

Kevin R. Haluska by Joan Wallace Attorney In Fact
KEVIN R. HALUSKA BY JOAN WALLACE, ATTORNEY IN FACT

Therese Haluska by Joan Wallace Attorney In Fact
THERESE HALUSKA BY JOAN WALLACE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) 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 at _____, Tennessee, this 29th day of JULY, 2009.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2009.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 28th day of July, 2009, before me personally appeared Joan Wallace to me known to be the person who executed the foregoing instrument in behalf of Kevin R. Haluska and wife, Therese Haluska as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Kevin R. Haluska and wife, Therese Haluska

Witness my hand and official seal at Smyrna, Tennessee, this the 29th day of July, 2009.

Commission Expires:_____ Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010