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

39-B
File #09-1231

BILL GARRETT, Davidson County
Trans:T20090060430 DEEDWARR
Recvd: 09/02/09 14:25 2 pgs
Fees:13.00 Taxes:677.10
20090902-0082619

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 **Rachael Cecelia Kahne, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John William Housholder, an unmarried man**, 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 the northerly 10 feet of Lot No. 23 and the westerly 85 feet of the southerly 50 feet of Lot No. 24 on the Plan of Waverly Land Company's Plan of Lots in Nashville, as of record in Plat Book 57, page 95, Register's Office for said County, described according to a survey made by Hickerson and Miller, July 12, 1961, as follows:

Beginning at an iron pin in the easterly margin of 9th Avenue South, formerly Hillside Avenue, at the southwest corner of the property conveyed to Frank J. Bath and wife, by deed from Sophie C. Bath as of record in Book 816, page 94, said Register's Office; thence with said Bath's southerly line along a wire fence, South 83 deg. 42' East 85 feet to an iron pin in the westerly line of the property conveyed to Howard Hill and wife, by deed from T.P. Fitts and wife, as of record in Book 1236, page 29, said Register's Office; thence with said Hill's westerly line southerly 50 feet to an iron pin in said Hill's southwest corner, said iron pin also lying in the line between said Lots No. 23 and 24; thence with said Hill's southerly line along the line between said Lots No. 23 and 24 and an old fence line', South 83 deg. 42' East 135 feet to the westerly margin on an alley; thence with the westerly margin of said alley, South 59 deg. 45' West 10 feet to an iron pin; thence parallel to the line between said Lots No. 23 and 24 and 10 feet southerly therefrom, North 83 deg. 42' West 220 feet to an iron pin in the easterly margin of 9th Avenue South; thence with the easterly margin of 9th Avenue South, North 5 deg. 45' East 60 feet to the beginning.

Being the same property conveyed to Rachael Cecelia Kahne by deed from Charles Gerhard Knutson and wife, Sarah Knutson dated June 7, 2008 of record as Instrument No. 20080702-0068588, 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: 1808 Hillside 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.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2009.

Rachael Cecelia Kahne

State of Tennessee)
County of Davidson)

On this 31st day of August, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rachael Cecelia Kahne, 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: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 183,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of August, 2009.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
John William Housholder
1808 Hillside Avenue
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Pinnacle National Bank
211 Commerce Street, Ste. 300
Nashville, TN 37201

TAX MAP-PARCEL #:
105-9-354.01