BILL GARRETT, Davidson County
Trans:T20100006869 DEEDWARR
Recvd: 02/03/10 13:30 2 pgs
Fees:13.00 Taxes:249.75

20100203-0008657

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2010.

Notary Public
My commission expires: 5/22/2010

05-0912-64864

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth Businda	OWNER	095-10-0-058.00
2112 Snook Drive	1244 CORINTH RD.	
Nashville TN 37210	MT. JULIET, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Paul Arney, Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth Businda, hereinafter called the Grantees, their successors 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 the westerly part of Lot No. 148, on the Plan of Elm Hill Acres, Section 4, of record in Book 2331, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 148 beginning at a point in the northerly margin of Snook Drive, being the southerly common corner of Lots 147 and 148; thence northerly along the common line between said Lot Nos. 147 and 148, 171.8 feet to a point in the rear line of Lot No. 167, being the northerly common corner between Lot Nos. 147 and 148; thence easterly along the common line between Lot Nos. 167 and 148, and continuing along the common line between Lot Nos. 166 and 148, 98.4 feet to a point; thence southerly 183.8 feet to a point in the northerly margin of Snook Drive, being the southerly common point between Lot Nos. 148 and 149; thence westerly along the northerly margin of said Snook Drive, 71 feet to the point of beginning.

Being the same property conveyed to James P. Arney and wife, Maxine L. Arney by deed from F. E. Stratton, Jr. and wife, Bettie Stratton, dated July 24, 1958, recorded July 24, 1958, of record in Book 2797, Page 593, Register's Office for Davidson County, Tennessee. The said James P. Arney having predeceased Maxine L. Arney. By Will of Maxine L. Arney, Docket No. 04P-1755, Office of the Davidson County Probate Court Clerk, subject property was devised to Christopher Lyon Arney and James Paul Arney, Jr.. The said Christopher Lyon Arney having since died on July 16, 2008. See also deed of record in Instrument No. 20050927-0115877, said Register's Office.

Subject property is not the principal residence of the grantor nor the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2112 Snook Drive, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22 day of January, 2010.

James Paul Arney, Jr.

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Paul Arney, Jr., ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in COUNTY ~~OF~~ SAN MATEO, CA, this 22. day of January, 2010.

PERVEZ D ZACK
Notary Public

My Commission expires NOV. 28. 2010

PERVEZ D. ZACK
Commission # 1702396
Notary Public - California
San Mateo County
My Comm. Expires Nov 28, 2010