Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110033668 DEEDWARR
Recvd: 06/06/11 11:03 2 pgs
Fees:13.00 Taxes:543.53
20110606-0043149

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kenneth P. Duszynski
8009 Bonnafair Drive
Hermitage, TN 37076

MORTGAGEE
Suntrust Mortgage, Inc.
401 Commerce St., Ste. 6100
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 074-08-0
PARCEL 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda P. England, unmarried and Fredda M. Lee, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth P. Duszynski and wife, Linda L. Duszynski,** 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 Lot No. 660, on the Plan of Hermitage Hills, Section Seven, of record in Plat Book 3300, Pages 62-63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda P. England, unmarried and Fredda Lee, unmarried, as joint tenants with right of survivorship, dated February 18, 2011 and filed of record in Instrument No. 20110224-0015230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3399, Page 446, Amended in Book 3404, Page 165; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 3300, Page 62-63, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **8009 Bonnafair Drive Hermitage, TN 37076.**

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 2nd day of June, 2011.

Linda P. England by Kim K. Bryant Attorney in Fact
Linda P. England by Kim K. Bryant
Attorney in Fact

Fredda M. Lee by Kim K. Bryant Attorney in Fact
Fredda M. Lee by Kim K. Bryant
Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 2nd day of June, 2011, before me personally appeared Kim K. Bryant, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Linda P. England and Fredda M. Lee, and who acknowledged that she executed the same as the free act and deed of Linda P. England and Fredda M. Lee.

Witness my hand and official seal this 2nd day of June, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $146,900.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of June, 2011.

NOTARY PUBLIC

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 06/23/14