Return To:
American Title Company, Inc
925 Industrial Drive
Old Hickory, TN 37138
File No: 04-2278

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/15/04 12:03 2pgs
Fees:13.00 Taxes:661.93
20041015-0124315

ADDRESS NEW OWNER:

Deborah Marino
7784 Old Charlotte Pike
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:
Decision One

MAP AND PARCEL:
Map 113
Parcel 178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sammy Steven Rudolph, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Deborah Marino, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land situated in the 8th Civil District of Davidson County, Tennessee, bounded and described as follows:
>
> Beginning at a starting point in the center of Old Charlotte Pike and the southeast corner of Charlie and Francis Fisk Land and running northerly with Charlie and Francis Fisk line 210 feet to a point at Charlie and Francis Fisk northeast corner; thence eastward 210 feet to a point; thence southerly 210 feet to the center of Old Charlotte Pike; thence westward running with the center of Old Charlotte Pike 210 feet to the beginning.
>
> Being the same property conveyed to Sammy Steven Rudolph by deed from Sammy Stricklin Rudolph, dated March 3, 1997, of record in Book 10369, page 456, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7784 Old Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 6th day of October, 2004.

Sammy Steven Rudolph

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sammy Steven Rudolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6th day of October, 2004.

Notary Public

CATHERINE A. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/29/05

My Commission Expires
January 29, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $178,900.00.

AFFIANT

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Subscribed and sworn to before me
this 7th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: _____