WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/05 10:03 2 pg
Fees:13.00 Taxes:624.93

20050405-0036806

G-CD-05-3920

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

Subscribed and sworn to before me this 28th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas V. Ruos	Suntrust Mortgage, Inc.	
3920 Waterford Way	(NAME) 201 Fourth Avenue N, 7th Floor	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37219	137-13-A-78 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIFFANY POST,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS V. RUOS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 78, PENINSULA POINT, SECTION TWO Planned Unit Development, as shown on plat of record in Plat Book 8250, Page 733, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tiffany Post, unmarried by Warranty Deed from Jerry Butler Builders, LLC, recorded on the 25th day of August, 2000 in Instrument No. 200008250084254, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 8250, page 733; Book 9943, page 908; Book 10453, page 287, Book 3910, page 247; Book 3975, page 452; Book 3852, page 639; Book 342, page 600, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3920 Waterford Way, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of March, 2005.

Tiffany Post

STATE OF Tennessee
COUNTY OF Davidson

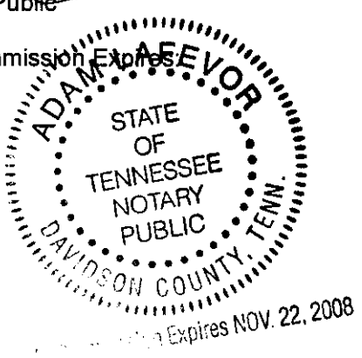
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiffany Post, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903