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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/08/05 08:42 2 pg:
Fees:13.00 Taxes:676.73

20050408-0038602

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $182,900.00

Affiant

Subscribed and sworn to before me this 4th day of April, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0503-32578

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Elise Zurlo and Blake Dayton	Opteum Financial Services, LLC	072-03-0147.00
1211 Howard Avenue	P.O. Box 200010-9246	
Nashville TN 37216	Kennesaw, GA 30156	

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, **Dawn M. Curtis**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elise Zurlo and Blake Dayton, as tenants in common with right of survivorship,** 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 easterly one-half of Lot No. 163, on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dawn M. Curtis, unmarried, by deed from Particia Ann Richards, unmarried, of record in Instrument No. 20030926-0142771, Register's Office for Davidson County, Tennessee.

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 1211 Howard Avenue, Nashville, TN 37216

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 4th day of April, 2005.

Dawn M. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 4th day of April, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09