Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/06/06 13:27 2 pg:
Fees:13.00 Taxes:580.90
20060306-0025675

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $157,000.00

Dustin Dunn
Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Carol A Clawson
Notary Public
My commission expires: 6-6-06

NOTARY PUBLIC AT LARGE COUNTY TENN.

02-0602-44558

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Rude 3003 Keeling Avenue Nashville TN 37216	NEW OWNER	72-05-0-099

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, Cynthia Malden, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Rude,* 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: * UNMARRIED

LAND in Davidson County, Tennessee, being parts of Lots Nos. 51 and 52 on the Map of the Subdivision of the Casper Zopfi Place as of record in Book 332, Page 167, Register's Office for said County, being Lot No. 6 on the Plan of Susie W. Demonbreun's Resubdivision of part of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record, described according to survey of Ben M. Moore, Jr., Surveyor, dated 3/26/47, as follows:

Beginning on the easterly margin of Keeling Avenue at a point 206.2 feet north of the northeast corner of said Avenue and Trinity Lane, at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 150 feet; thence North 03 deg. 30 min. East 50 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Keeling Avenue; thence with said Avenue, southwardly 50 feet to the Beginning.

Being the same property conveyed to Ann Turner, an unmarried person by deed from James E. Abernathy and wife, Vivian W. Abernathy, dated 5-14-76, of record in Book 5028, Page 870, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to American Business Mortgage Services, Inc. by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated 10-15-04, of record in Instrument No. 20041027-0128999, Register's Office for Davidson County, Tennessee, and furthermore being the same property conveyed to Cynthia Malden by deed from American Business Mortgage Services, Inc. by Owen Federal Bank, FSB, nka Ocwen Loan Servicing, LLC, dated 7-27-05, of record in Instrument No. 20050922-0113703, 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 3003 Keeling 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 28th day of February, 2006.

Cynthia Malden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 28th day of February, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/2/09

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067