WARRANTY DEED

B-BPR-06-1605

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

My Commission Expires APRIL 25, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

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
Matthew J. Lederer	Suntrust Mortgage, Inc.	
1605 North Observatory Drive (ADDRESS)	(NAME) 201 Fourth Avenue North, 7th Floor (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	117-16-14.00

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 PAUL POLYCARPOU, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW J. LEDERER AND LORI S. ROGERS, BOTH 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 NO. 66, ON THE PLAN OF GREEN HILLS SUBDIVISION, SECTION 1, OF RECORD IN BOOK 547, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PAUL POLYCARPOU BY WARRANTY DEED FROM SUPPORTIVE HOUSING SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED MARCH 11, 2005 IN INSTRUMENT NO. 20050311-0027319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1605 North Observatory Drive, Nashville, Tennessee 37215
(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 16th day of March, 2006.

Paul Polycarpou by John Paule, attorney-in-fact

Davidson County DEEDWARR
Recvd: 03/24/06 10:43 2 pgs
Fees:13.00 Taxes:1961.00

20060324-0033790

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Paule, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Paul Polycarpou and acknowledged that he/she executed the same as the free act and deed of the said Paul Polycarpou.

Witness my hand and official seal at
Nashville, TN
on this the 16th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903