Davidson County DEEDWARR
Recvd: 04/06/06 10:32 2 pgs
Fees:13.00 Taxes:476.93

20060406-0039571

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-KW-06-1416

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa DaSilva	CityLife Lending Group, LLC	
1416 Sumner Avenue	(NAME) 7445 New Technology Way	83-5-341
(ADDRESS) Nashville, TN 37206	(ADDRESS) Frederick, MD 21703	
(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 ROBERT F. FARABAUGH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA DASILVA, 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:

BEING THE WESTERLY 45.0 FEET OF LOT NO. 36 ON THE MAP OF THE SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE AS OF RECORD IN BOOK 421, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 36 FRONTS 45.0 FEET ON THE SOUTHERLY SIDE OF SUMNER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. FARABAUGH, A SINGLE PERSON BY WARRANTY DEED FROM MICHAEL GALLAGHER AND WIFE, BENTE GALLAGHER, RECORDED ON THE 30TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020430-0052586, 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 including those of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1416 Sumner Avenue, Nashville, Tennessee 37206
(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 3rd day of April, 2006.

Robert F Farabaugh by Christopher Sullivan, attorney in fact
Robert F. Farabaugh

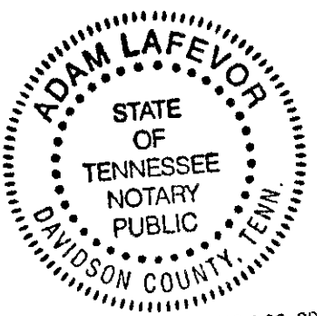
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher Phillips, 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 Robert F. Farabaugh and acknowledged that he/she executed the same as the free act and deed of the said Robert F. Farabaugh.

Witness my hand and official seal at Davidson County, Tennessee on this the 3rd day of April, 2006.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903