WARRANTY DEED

G-MFR-06-116

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:
(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
Mary Frances Rudy	New Owner (NAME)	
116 Fern Avenue	2012 21st Ave. S.	71-14-81.00 & 71-14-82.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37212	
(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 ERIN K. HARDY AND JUSTINE L. HARDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY, 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:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING DESCRIBED AS FOLLOWS:

BEING LOT NOS. 11 AND 12 ON THE MAP OF W. B. BUSH'S TRACT, OF RECORD IN PLAT BOOK 421, PAGE 24, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIN K. HARDY AND WIFE, JUSTINE L. HARDY BY SPECIAL WARRANTY DEED FROM MIDSTATE HOMES SERVICES, LLC, RECORDED THE 28TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030528-0071666, 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 recorded in Book 421, page 24 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 Fern Avenue, Nashville, Tennessee 37207
(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 26th day of May, 2006.

Erin K. Hardy

Justine L. Hardy

Davidson County DEEDWARR
Recvd: 06/02/06 13:10 2 pgs
Fees:13.00 Taxes:436.60

20060602-0065233

STATE OF Tennessee
COUNTY OF Davidson

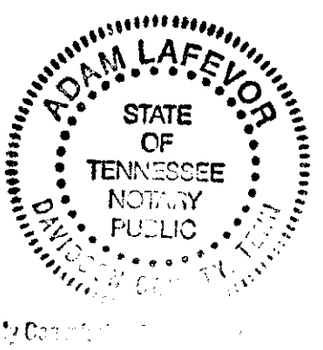
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin K. Hardy and Justine L. Hardy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 26th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



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