R3x8

This document prepared by:

Name:	Consumer Trust Title & Escrow, LLC
Firm/Company:	
Address:	219 Ward Circle
Address 2:	Suite 5
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 07/24/06 14:45 3 pgs
Fees:18.00 Taxes:702.63

20060724-0088961

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen S. Row, unmarried**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Bradley A. Malin and wife, Sara Z. Malin** hereinafter "collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

BEING THE EASTERLY 50.0 FEET OF THE WESTERLY 100.0 FEET OF BLOCK 30 ON THE MAP OF CHARLOTTE PARK, SECOND ADDITION, EXTENDED, AS OF RECORD IN PLAT BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 30 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF NEVADA AVENUE AND EXTENDS BACK BETWEEN PARALEL LINES 150.0 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVYED TO KAREN S. ROW, UNMARRIED BY WARRANTY DEED OF RICHARD M. SILVA AND WIFE, DAVA M. SILVA DATED JUNE 14, 2002 AND FILED FOR RECORD ON JUNE 17, 2002 IN INSTRUMENT NO. 20020617-0072962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, Page 10, said Register's Office.

MAP AND PARCEL: 92-13-241

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

This is improved property know as 3813 Nevada Avenue Nashville, TN 37209

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 28th day of July, 2006.

Grantor
Karen S. Row

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2006, before me personally appeared Karen S. Row, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

Notary Public

Printed Name: W Davis

Commission Expires: _____

Grantor(s) Name, Address, phone:
Karen S. Row

Grantee(s) Name, Address, phone:
Bradley A. Malin & Sara E. Malin
3813 Nevada Avenue
Nashville, TN 37209
SEND TAX STATEMENTS TO:
SunTrust Mortgage Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $189,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20th day of July, 2006.

Karen S Row
Affiant

Karen S. Row
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My commission expires:

My Commission Expires JAN. 20, 2009

Notary Public

W. Davis
Type or Print Name