ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2009

WARRANTY DEED

G-VRE-06-1404

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/25/06 16:14 2 pgs
Fees:13.00 Taxes:688.20

20060725-0089752

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
Cara Monforte	Countrywide Bank, N.A.	
1404 Russell Street (ADDRESS)	3011 Armory Drive, Suite 120 (NAME)	83-13-286
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (ADDRESS) (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 JEFFREY S. RUDSENSKE AND WIFE, HILARY A. RUDSENSKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARA MONFORTE, 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 65, Block H, on the map entitled Lindsley Property, as shown on plat of record in Plan Book 2, Page 92, Chancery Court Clerk's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey S. Rudenske and wife, Hilary A. Rudenske by Warranty Deed from Henry McKinnon, a married person, recorded on the 2nd day of July, 2004 in Instrument No. 20040702-0079522, in the Register's Office of Davidson County, Tennessee. The Correct Spelling of the Grontors names are Jeffrey S. Rudsenske and Hilary A. Rudsenske.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those shown of record in Book 2, page 92, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1404 Russell Street, 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 20th day of July, 2006.

Jeffrey S. Rudsenske

Hilary A. Rudsenske

STATE OF Tennessee
COUNTY OF Davidson

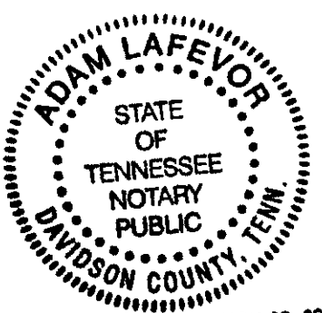
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey S. Rudsenske and Hilary A. Rudsenske, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 20th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

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