WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 10:30 2 pgs
Fees:12.00 Taxes:0.00
20060919-0115763

Davidson County DEEDWARR
Recvd: 07/26/06 08:49 2 pgs
Fees:13.00 Taxes:256.04
20060726-0089855

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$69,200.00.**

Affiant

Subscribed and sworn to before me this 21 day of July, 2006

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Lori Guardino	World Savings	71.10-110.00
6313 Holly Trace Way	P.O. Box 7512	
Nashville, TN 37221	Springfield, OH 45501-7512	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ray Dowlen and wife, Jeanine Dowlen**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rental Investment Developers, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 91 of Block "H" on the plan of J.B. Haynie's Cumberland Heights Subdivision, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 91 fronts 50 feet on the northerly side of Katie Avenue and runs back between parallel lines 173 feet on the westerly line and 168 feet, more or less, on the easterly line of Lot No. 92 to a deal line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Gardenview Properties, a Tennessee general partnership, by deed from George Margrave and wife, Sharmin J. Margrave, on July 18, 1985, of record in Book 6609, page 852, Register's Office for Davidson County, Tennessee. As of December 31, 2005, the said Gardenview Properties, a Tennessee general partnership has been terminated distributing said property to Ray Dowlen and wife, Jeanine Dowlen, of record in instrument number 20060720-0087846, said register's office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-10-0-110.00.
- Subject to all matters as shown on the Plan of record in Book 57, page 170, Register's Office Davidson County, Tennessee.

This is improved property known as: **1214 Katie Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 21, 2006.

Ray Dowlen

Jeanine Dowlen by R. Dowlen as her attorny-in-fact

Jeanine Dowlen

By Ray Dowlen as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ray Dowlen and Wife, Jeanine Dowlen** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 21, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Ray Dowlen, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Jeanine Dowlen, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jeanine Dowlen, the bargainor(s), by the said Ray Dowlen, as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of July, 2006.

Natalie Marsh My Commission Expires: 01-05-2010
NOTARY PUBLIC

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY