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

My Commission Expires NOV. 22, 2008

WARRANTY DEED

G-VRE-06-1300

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/14/06 12:44 2 pgs
Fees:13.00 Taxes:1350.50

20061214-0154300

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 Lynne Solinsky	Liberty Financial Group	
1300 Elmwood Avenue (ADDRESS)	205 108th Ave NE Suite 270 (NAME) (ADDRESS)	105-13-106
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Bellevue, WA 98004 (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 LARS O. KOPPERUD AND WIFE, NICHOLE K. KOPPERUD AND MICHAEL P. DOLAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY LYNNE SOLINSKY, MARRIED, 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 THE WESTERLY HALF OF LOT 66 ON THE MAP OF BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 66 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ELMWOOD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 188 FEET TO AN ALLEY.

This is property more commonly known as : 1300 Elmwood Ave. Nashville, TN 37212

BEING THE SAME PROPERTY CONVEYED TO LARS O. KOPPERUD AND WIFE, NICHOLE K. KOPPERUD AND MICHAEL P. DOLAN, AS TENANTS IN COMMON BY WARRANTY DEED FROM SAEED S. MONEMI, UNMARRIED, RECORDED ON THE 21ST DAY OF MAY, 2001 IN INSTRUMENT NO. 20010521-0052465, 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 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1300 Elmwood Avenue, Nashville, Tennessee 37212
(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 6th day of December, 2006.

Lars O. Kopperud

Nichole K. Kopperud

Michael P. Dolan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lars O. Kopperud and Nichole K. Kopperud, and Michael P. Dolan, 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 6th day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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