(2)

Hubbard
7100 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2007

Notary Public

MY COMMISSION EXPIRES: 1/24/

(AFFIX SEAL)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/02/07 15:15 2 pgs
Fees:13.00 Taxes:369.63

20070502-0052658

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin M. Bloomer and Jessica M. Scruggs	NEW OWNER	MAP 136-3-B PARCEL 20
(NAME)	(NAME)	
3880 Priest Lake Drive, #65		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Robert Deluca and wife, Donna E. Deluca,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marvin M. Bloomer and Jessica M. Scruggs,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 65, Building No. 27, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131, and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Robert Deluca and Shirley Gail Deluca having divorced, Shirley Gail Deluca conveyed her interest in said property to Robert Deluca by Quitclaim Deed of record in Instrument No. 20070502-0052657 **, Register's Office for Davidson County, Tennessee. Donna E. Deluca joins in this conveyance for the purpose of conveying all right, title and interest in and to said property which she may have marital or otherwise.**

Being the same property conveyed to Robert Deluca and wife, Shirley Gail Deluca by Warranty Deed from Aki Dean and Debora Anderson, as joint tenants with right of survivorship, of record in Book 11538 Page 148, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

This is improved property known as: 3880 Priest Lake Drive, #65, Nashville, TN 37217

Witness my/our hand(s) this 30th day of April, 2007.

Robert Deluca, Seller

Donna E. Deluca, Seller

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert Deluca and Donna E. Deluca, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **30th day of April, 2007.**

Notary Public

My Commission Expires: **My Commission Exp. Jan. 26, 2008**

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203