Return to: JTC
Box 14A

20715-3
Box 14A

ADDRESS NEW OWNER:
Robert Barsky
Marsha Tardy
2315 Eastland Avenue
Nashville, TN 37206-2745

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279

MAP & PARCEL NOS.:
83-7 321

Davidson County DEEDWARR
Recvd: 08/01/07 09:59 2 pgs
Fees:13.00 Taxes:1580.64
20070801-0091186

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **LuAnn Landrum, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert Barsky, an unmarried man, and Marsha Tardy, an unmarried woman, as joint tenants with the right of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, Section 1, Eastland Oaks, as of record in Book 4660, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Van N. Landrum and wife, LuAnn Landrum, by Warranty Deed dated October 17, 1986, from Betty Jean Obert now Hanmer and husband, Hugh E. Hanmer, of record in Book 7016, Page 497, Register's Office for Davidson County, Tennessee. Van N. Landrum died on August 23, 2002, leaving LuAnn Landrum as the sole surviving tenant by the entirety.

This is property with a common address of 2315 Eastland Avenue, Nashville, TN 37206-2745.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year and all subseuent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4660, Page 67, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $427,200.00.

Affiant

Subscribed and sworn before me this 31st day of July, 2007.

Notary Public

My Commission Expires: 10/17/09

TO HAVE AND TO HOLD the said [illegible] parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **July, 2007**.

LuAnn Landrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **LuAnn Landrum, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **July, 2007**.

Notary Public
My Commission Expires: 11-14-2009

File No. 0707-099.wd

My Commission Expires NOV. 14, 2009