Davidson County DEEDWARR
Recvd: 08/24/07 11:25 2 pgs
Fees:13.00 Taxes:715.95
20070824-0101539

State of Tennessee
County of
The actual consideration or value whichever is greater is $193,500.00.

Subsribed and sworn before me this the 23rd day of August, 2007.

Affiant

(Affix Seal)

Notary Public 9/20/08

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 700576
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Ryan C. Huber and John Waller
3815 Nevada Avenue
Nashville, TN 37209

Map 92-13 Parcel 240

Send tax bills to:
HomeFocus Tax Svc., LLC
Lender #2318
P.O. Box 26389
Richmond, Va. 23260-0000

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Castleridge Properties

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ryan C. Huber, An Unmarried Man and John Waller, An Unmarried Man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the westerly 50 feet of Block 30 on the Map of Charlotte Park, Second Addition, Extended as of record in ook 421, Page 10, Register's Office for said County.

Said part of Block 30 fronts 50 feet on the southerly side of Nevada Avenue and extends back between parallel lines with the easterly margin of 39th Avenue North 150 feet to an alley.

Being all of the property conveyed to Castleridge Properties by Substitute Trustee's Deed of record in Instrument No. 20070404-0040287; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 3815 Nevada Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 23rd day of August, 2007.

Castleridge Properties
BY: Allison Lanquist for Castleridge Properties
Allison Lanquist, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Allison Lanquist, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this August 23, 2007.

My commission expires:

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public