WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-JS-07-2134

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
Karuna Jayathilake	SunTrust Mortgage, Inc.	
2134 Fairfax Avenue, A-3 (ADDRESS)	(NAME) 201 4th Avenue North, 7th Floor (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	104-11-A-3 CO

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 ROBIN R. SWENSEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARUNA JAYATHILAKE, 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 UNIT A-3, THE VILLAGER WEST CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 174, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN PLAT BOOK 5452, PAGE 419, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ROBIN R. SWENSEN, MARRIED BY WARRANTY DEED FROM BRADLEY TODD SMYTHE, RECORDED ON THE 4TH DAY OF JUNE, 1997 IN BOOK 10479, PAGE 442, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LEO PATRICK HAFFEY, HUSBAND OF ROBIN R. SWENSEN, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5210, PAGE 174; BOOK 5450, PAGE 740; BOOK 5452, PAGE 419, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Avenue, A-3, 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.

Davidson County DEEDWARR
Recvd: 09/06/07 14:47 2 pgs
Fees:13.00 Taxes:358.90

20070906-0107191

Witness my/our hand(s) this 31st day of August, 2007.

Robin R. Swensen

Robin R. Swensen

Leo Patrick Haffey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin R. Swensen & Leo Patrick Haffey, 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 31st day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rucy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615) 383-2080