WARRANTY DEED

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

B-FCM-07-1900

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 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
Joyce Strassberg	Countrywide Bank, FSB	
1900 Richard Jones Road, Apt. S-8 (ADDRESS)	750 Old Hickory Blvd. #180 (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	117-15A-176.00 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 ROBERT PAYNE AND TERESA PAYNE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOYCE STRASSBERG, UNMARRIED AND SHANNA STRASSBERG, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 NO. S-8, THE GREEN HILLS TERRACE, OF RECORD IN PLAT BOOK 5200, PAGE 64 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT PAYNE AND WIFE, TERESA PAYNE BY WARRANTY DEED FROM CHRISTOPHER J. HASBROUCK, TRUSTEE OF THE REVOCABLE HASBROUCK LIVING TRUST, RECORDED MAY 4, 2007 IN INSTRUMENT NO. 20070504-0053695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 5200, PAGE 64; BY-LAWS OF RECORD IN BOOK 5304, PAGE 745; MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, BOOK 7841, PAGE 557 AND BOOK 9830, PAGE 181; EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 3879, PAGE 569; DEDICATION OF COMMON AREA OF RECORD IN BOOK 4320, PAGE 896; OVERHANG EASEMENT OF RECORD IN BOOK 4317, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1900 Richard Jones Road, Apt. S-8, Nashville, Tennessee 37215
(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: 09/19/07 09:11 2 pgs
Fees:13.00 Taxes:610.50
20070919-0111929

Witness my/our hand(s) this 12th day of September, 2007.

Robert Payne

Teresa Payne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Payne and Teresa Payne, 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 .

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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