CERTIFICATE OF AUTHENTICITY

I, Christopher R.Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

Davidson County DEEDWARR
Recvd: 09/19/07 14:27 3 pgs
Fees:18.00 Taxes:381.10
20070919-0112272

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, William D. Castleman, Jr., a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/05/11

270700650

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2007.

Notary Public
My commission expires: ~~02/24/08~~ June 30, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-0709-72854

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda R. Sholar	Equity Services, Inc.	83-13-0-272
510 S. 14th Street	5711 Six Forks Road, Ste. 201	
Nashville TN 37206	Raleigh, NC 27609	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeremy Runions, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Hunter D. Sholar and wife, Linda R. Sholar, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 108 and the Northerly 12 feet of Lot No. 109 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 62 feet on the westerly side of South 14th Street and run back between parallel lines 159 feet 6 inches on the northerly line and 158 feet 6 inches, more or less, on the southerly line to an alley in the rear, measuring 62 feet, more or less.

Being the same property conveyed to Jeremy F. Runions by deed from Martha F. Wilson and husband, Hal Wilson, in Instrument No. 20061115-0141628, said Register's Office.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain parcel conveyed by Jeremy F. Runions to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record at Instrument No. 20070919-0112271, said Register's Office. See also the deed of record at Instrument No. 20040505-0051417, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 510 S. 14th Street, Nashville, TN 37206

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 14th day of September, 2007.

Jeremy F. Runions

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy F. Runions, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 14th day of September, 2007.

Kathleen Tomlinson
Wilson

My Commission expires 02/24/08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN