Box 8

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/22/08 13:32 2 pgs
Fees:13.00 Taxes:666.00
20080222-0017592

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of February, 2008 by and between **Christopher Rudzinski, unmarried,** hereinafter referred to as GRANTOR, and **Anne E. Layman**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot 22 Plan on Revised Treetops at Harpeth Trace Subdivision as shown on plat of record in Plat Book 6250 page 455, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

This Conveyance May be Subject to the Following:

1) Restrictions with By-Laws of record in Book 6287, page 417, Register's Office for said County,

2) HOA Charter of record in Book 8085, page 576, Register's Office for said County.

3) Conveyance of Common Ground of record in Book 6465, page 410, Register's Office for said County.

4) Collateral Assignment of Assessments & Lien Rights of record in Instrument No. 20071205-0140687, Register's Office for said County.

Being the same property conveyed to Christopher Rudzinski by Special Warranty Deed from PMI Mortgage Insurance Co., by Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp, as Attorney in Fact dated July 16, 2004 and recorded September 8, 2004 of record in Instrument No. 20040908-0108403, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **742 Harpeth Trace, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Christopher Rudzinski

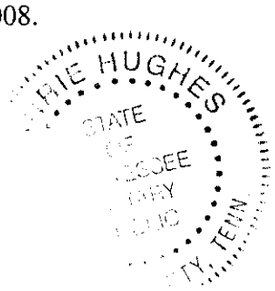
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Christopher Rudzinski, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of February, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRE SEPTEMBER 22, 2009



Name and Address of Property Owner:
Anne E. Layman
742 Harpeth Trace, Nashville, TN 37221

Send Tax Statements to:

NEW OWNER

Map & Parcel: 143020E02200CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $180,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of February, 2008.

Notary Public

My Commission Expires: 3-20-2010



RETURN TO:

Land Title South, Inc.
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28-1-056