03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Pamela Hoechner
Affiant

Subscribed and sworn to before me this 25th day of April, 2008.

Karen Colbert
Notary Public
My commission expires: ~~02/22/09~~ 7/24/2012

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/02/08 15:31 2 pgs
Fees:13.00 Taxes:555.00
20080502-0045534

03-0801-35158

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Kelly A. Easter	City Life Lending Group, LLC	83-01-0-368
1121 Granada Avenue Nashville TN 37206	8480 Stagecoach Circle Frederick, MD 21701-4747	

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, **Blue Ridge Homes of TN, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kelly A. Easter and Jennifer K. Foster, as tenants in common with right of survivorship,** 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:

> Land in Davidson County, Tennessee, being Lot No. 32 and the easterly 12 feet of Lot 33, on the Plan of J.B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Blue Ridge Homes of Tennessee, LLC, by deed from Dennis Wayne Ralph, unmarried, dated 4-8-05, recorded 4-13-05, in Instrument No. 20050413-0041175, Register's Office for Davidson County, Tennessee.
>
> 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 1121 Granada Avenue, 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 itself, its 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 25th day of April, 2008.

Blue Ridge Homes of TN, LLC

By: _____
Mark A. Hayes
its CEO

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Hayes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO of Blue Ridge Homes of TN, LLC, the within named bargainor, and that he is authorized by Blue Ridge Homes of TN, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 25th day of April, 2008.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09