Davidson County DEEDWARR
Recvd: 05/12/08 15:09 2 pg
Fees:13.00 Taxes:462.13

20080512-0048951

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF May, 2008.

Notary Public

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

B-RME-08-0309

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
Daniel R. Zumwalt	Elite Home Loans, Inc,	
309 South 11th Street (ADDRESS)	109 Westpark Drive, STE 310 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	83-13-130.00

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 TERESA R. FLY AND WILLIAM MELVIN ROBINSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL R. ZUMWALT, 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:

A TRACT OF LAND LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, TO-WIT: A HOUSE AND LOT LOCATED AT NO. 309 SOUTH 11TH STREET, NASHVILLE, TENNESSEE, BEING PARTS OF LOTS 129, 130, 131 AND 132 OF EAST EDGEFIELD ADDITION OF RECORD IN BOOK 21, PAGE 147, FACING 50 FEET ON THE EAST SIDE OF SOUTH 11TH STREET AND RUNNING BACK 185 FEET ON THE SOUTH SIDE OF LILLIAM STREET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO TERESA R. FLY AND WILLIAM MELVIN ROBINSON, AS TENANTS IN COMMON BY EXECUTRIX'S DEED FROM TERESA R. FLY, AS EXECUTRIX, RECORDED ON THE 19TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061019-0130028, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 147; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

unimproved ( )
This is improved (X) property, known as 309 South 11th Street, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 9th day of May, 2008.

Teresa R. Fly

William Melvin Robinson

STATE OF Tennessee
COUNTY OF Davidson

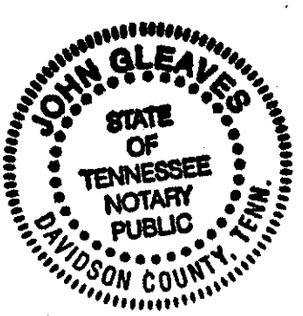
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa R. Fly and William Melvin Robinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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