Davidson County DEEDWARR
Recvd: 06/04/08 13:59 2 pg
Fees:13.00 Taxes:503.94

20080604-0057274

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,200.00

Brian Lawrence
Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2008.

Notary Public

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

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE MARY FRANCES RUDY

B-ANM-08-849

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Lawrence	Access National Mortgage Corp.	
849 Glen Avenue	(NAME) 1800 Robert Fulton Drive, STE 350	105-13 397
(ADDRESS) Nashville, TN 37204	(ADDRESS) Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 DARLENE A. LAWRENCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN LAWRENCE AND GIANNA RICHIUSO, 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 COUNTY, TENNESSEE, BEING LOT NO. A ON THE PLAN OF RESUBDIVISION OF LOT 93, WAVERLY PLACE OF RECORD IN PLAT BOOK 3500, PAGE 30, IN THE REGISTER'S OFFICE FOR COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DARLENE A. LAWRENCE, AN UNMARRIED PERSON BY DEED FROM MARIAN A. EWING, UNMARRIED OF RECORD IN BOOK 7692, PAGE 455, IN THE REGISTER'S OFFICE FOR COUNTY, TENNESSEE, DATED SEPTEMBER 30, 1988.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 3500, PAGE 30, BOOK 57, PAGE 95, BOOK 3644, PAGE 479; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 849 Glen Avenue, Nashville, Tennessee 37204
(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 27th day of May, 2008.

Darlene A. Lawrence

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene A. Lawrence, 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 27th day of May, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Mound Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-8290