Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

B-FC-08-3600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Kate Rosenthal
State Of Tennessee
Notary Public
County of Davidson

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

MY COMMISSION EXPIRES NOV 22 2010

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Satyshur	New Owner	
3600 Bowlingate Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		117-5-A-1.00 CO
(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, I/we ELIZABETH LEANNE HUDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY SATYSHUR AND WIFE, ROBIN SATYSHUR, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, BOWLINGATE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 844, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LARSON DOUGLAS HUDSON TO ELIZABETH LEANNE HUDSON AS RECORDED ON THE 5TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070205-0015077 AND WARRANTY DEED FROM BJARKI J. OLAFFSSON AND WIFE, MARILYN MICHAUD TO LARSON DOUGLAS HUDSON, MARRIED AS RECORDED ON THE 2ND DAY OF MAY, 2000 IN INSTRUMENT NO. 20000502-0043786, 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 ON THE PLAT OF BOWLINGATE, AS RECORDED IN PLAT BOOK 6250, PAGE(S) 844; BOOK 6802, PAGE 512; BOOK 6802, PAGE 551; BOOK 7020, PAGE 900; BOOK 3956, PAGE 846 AND BOOK 3956, PAGE 850, 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 3600 Bowlingate Lane, Nashville, Tennessee 37215
(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.

Davidson County DEEDWARR
Recvd: 06/24/08 15:07 2 pgs
Fees:13.00 Taxes:2164.50
20080624-0065085

Witness my/our hand(s) this 20th day of June, 2008.

Elizabeth Leanne Hudson

Elizabeth Leanne Hudson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Leanne Hudson, 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 20th day of June, 2008.

Laura Mitchell

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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