RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45787

WARRANTY DEED

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00. Stacey D Palmer
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2008. Rebekah J Sims
Notary Public
MY COMMISSION EXPIRES: 3-20-2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Gavin Ivester	Mortgage Masters Inc.	10413006300
221 Leonard Avenue	102 Elm Street, 3rd Floor	
Nashville, TN, 37205	Walpole, MA 02081	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert J. Adwell, Unmarried and William E. Cobb, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Gavin Ivester and wife, Martha Leanne Ivester

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision, of record in Book 547, Page 53, Register's Office for Davidson County.

Said Lot No. 31 fronts 60 feet on the westerly margin of Leonard Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert J. Adwell and William E. Cobb as tenants in common, by Warranty Deed from Iroquois Partnership, a Tennessee General Partnership, of record in Book 6973, page 634, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 221 Leonard Avenue, Nashville, TN 37205

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 and assigns forever, and we do covenant with the said GRANTEES 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 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/our hand(s) this 25th day of July, 2008

Robert J. Adwell

William E. Cobb

Davidson County DEEDWARR
Recvd: 08/06/08 09:55 2 pg
Fees:13.00 Taxes:3644.50
20080806-0080924

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

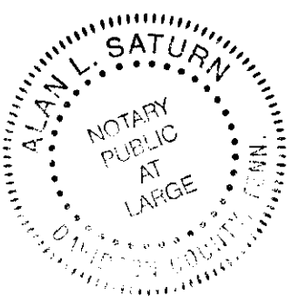
Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert J. Adwell and William E. Cobb, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2008

Alan L Saturn

Notary Public

My Commission Expires: 7/24/2010



Record & return to:

CLG Title & Escrow Services, LLC
1104 B Fatherland Street
Nashville TN 37206