THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/16/08 16:09 2 pgs
Fees:13.00 Taxes:684.50
20080916-0094800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 159-01-0-058.00

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of September, 2008.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Csaba Rusznak & Marta Papp
(Name)
1421 Beddington Park
(Street Address)
Nashville, Tennessee 37215

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ADEX CORPORATION, a Tennessee Corporation**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **CSABA RUSZNAK and MARTA PAPP, husband and wife,** (hereinafter "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 88, on the Plan of Hounds Run, a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 167-171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Adex Corporation, a Tennessee Corporation, by Quit Claim Deed of record in Instrument No. 20080916-0094793, recorded 9/16/2008, Register's Office for Davidson County, Tennessee.

BEING **unimproved** property known as 1425 Beddington Park, Nashville, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees," that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2008 and subsequent years. Tax Parcel No. 159-01-0-058.00.

2. All matters shown on Plat recorded in Book 6900, page 167 through 171, as amended in Book 10823, page 154, Register's Office for Davidson County, Tennessee.

3. Easement(s) of record in Book 3675, page 362; Book 7430, page 183; Book 7474, page 695; Book 8119, page 535 and Book 8119, page 538 in the said Register's Office.

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7079, page 995 as amended in Book 7238, page 736 and Book 11719, page 845, and in any allied instrument(s) referred to in said restrictions, said Register's Office.

5. By-Laws of Hounds Run of record in Book 7080, page 8, and amended in Instrument No. 20060206-0014746, said Register's Office.

6. Easements for Transmission Lines of record in Book 2248, page 618 and Book 2249, page 86, said Register's Office.

Grantor further covenants and binds itself, its successors and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto on this 16th day of September, 2008.

ADEX CORPORATION, a Tennessee Corporation

BY: _____
Paul E. Cook, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Adex Corporation, the within named bargainor, a Tennessee corporation, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Adex Corporation by himself as President.

Witness my hand and official seal in Nashville, Tennessee, this 16th day of September, 2008.

_____
Notary Public

My Commission Expires: 1/24/09

CERTIFICATE OF AUTHENTICITY

I, Amy D. Nix, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Amy D. Nix

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy D. Nix, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
Commission Expires: 11/7/2011

LISA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011