WARRANTY DEED

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

B-AC-08-8029

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

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
DENIS OSIN	AmTrust Bank	
8029 Poplarwood Rd (ADDRESS)	1801 East Ninth Street, Ste. 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (CITY) (STATE) (ZIP)	155-03C-045.00CO

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 DEBORAH JENNINGS MANN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENIS OSIN, A MARRIED MAN, 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 NO. 45 ON THE PLAN OF POPLAR WOOD, SECTION I, REVISION FOR LOTS 44 & 45, OF RECORD IN PLAT BOOK 8250, PAGE 987, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RANDALL EDGAR MANN, III AND WIFE, DEBORAH J. MANN BY DEED FROM THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC. OF RECORD IN BOOK 11468, PAGE 167 ON 04/30/1999 AND FILED FOR RECORD ON 05/06/1999, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH JENNINGS MANN BY DEED FROM RANDALL EDGAR MANN, III OF RECORD IN INSTRUMENT 200505240058753 ON 05/09/2005 AND FILED FOR RECORD ON 05/24/2005, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE 3, AND PLAT BOOK 8250, PAGE 987; BOOK 9019, PAGE 334, BOOK 10013, PAGE 935, BOOK 10206, PAGE 512, AND BOOK 11606, PAGE 13, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

DEBORAH JENNINGS MANN IS NOW MARRIED AND KNOWN AS DEBORAH J. DUREN. HER HUSBAND, DOUGLAS KURT DUREN HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HIS MARITAL INTEREST HE MAY HAVE IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 8029 Poplarwood Rd, Nashville, Tennessee 37221
(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: 10/30/08 09:17 3 pgs
Fees:18.00 Taxes:1169.20
20081030-0108214

Witness my/our hand(s) this 13th day of Oct., 2008.

Douglas Kurt Duren
DOUGLAS KURT DUREN

STATE OF Tennessee kme
COUNTY OF ~~Davidson~~ Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS KURT DUREN, 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 13th day of October, 2008.

Kathleen M. Ehinger
Notary Public

My Commission Expires: 5/24/11

(SEAL)

KATHLEEN M. EHINGER NOTARY PUBLIC AT LARGE ANDERSON CO. TENN.

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

Witness my/our hand(s) this 24th day of October 2008

Deborah J Duren

DEBORAH JENNINGS MANN n/k/a DEBORAH J. DUREN

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH JENNINGS MANN n/k/a DEBORAH J. DUREN, 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.

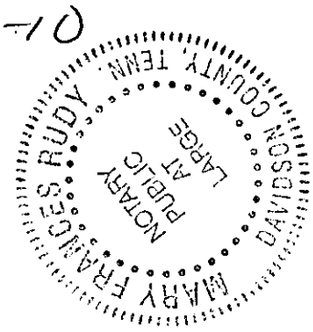
Witness my hand and official seal, this the 24th day of October, 2008.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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