Davidson County DEEDWARR
Recvd: 11/05/08 13:42 1 pgs
Fees:13.00 Taxes:550.38
20081105-0110183

Space reserved for recording information:

RETURN TO
ROBERT L. SCRUGGS ATTORNE
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

WARRANTY DEED

Preparer's File #-08H0630

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,750.00 .

Terri D. Jackson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2008.

Pam McBroom
(Affix Seal) Notary Public

My Commission Expires:

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hrant Arakelian 908 Fairwin Avenue Nashville, TN 37216	Countrywide Bank, FSB 3011 Armory Drive, Ste 120 Nashville, TN 37204	72-9-298

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SANDY J. OLSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HRANT J. ARAKELIAN, 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:

Tax/Map ID: 72-9-298

Being Lot No. 50 on the Plan of Eskridge's Subdivision, part of the W. B. Franklin Property of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandy J. Olson, married by deed from Mary M. Mahon, unmarried of record in Instrument No. 20020108-0002608, filed on 01-08-02, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **908 Fairwin Avenue, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **29th** day of **October**, **2008**:

Andrew Olson

Sandy J. Olson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDY J. OLSON, MARRIED*, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 29th day of October, 2008.

* and Andrew Olson,

Notary Public

My Commission Expires: 12/7/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON