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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 11/10/08 15:22 2 pgs
Fees:13.00 Taxes:973.10

20081110-0111589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/22/10

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Johnson	AmTrust Bank	MAP 118-1-A
2911 10th Avenue South	P.O. Box 11041	PARCEL 1
Nashville, TN 37204	Orange, CA 92856-8141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Arun K. Mathur, M.D., joined by his spouse, Susan Baltes Mathur**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Johnson and Megan Munroe**

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

Land in Davidson County, Tennessee, being Unit number 1 (shown as proposed unit #1) as "EXHIBIT A" to the Master Deed and By-Laws for Idlewood Condominiums of record as instrument number 20010529-0055330, Register's Office for Davidson County, Tennessee, and being located upon part of Lot 1 on the Final Plat of the Resubdivision of Idelwood Subdivision of record in Book 5190,page 533, said Register's Office, to which matters references are hereby made.

Being the same property conveyed to Arun K. Mathur, M.D. by deed recorded as instrument 20030919-0138959, said Register's Office. The spouse of Arun K. Mathur, M.D., the undersigned Susan Baltes Mathur, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2911 10th Avenue South, Nashville, TN 37204.**

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 our hands this the 29 day of October, 2008.

Arun K. Mathur M.D. by Brian Mathur, his Attorney-in-Fact

Arun K. Mathur, M.D. by Brian Mathur, his Attorney-in-Fact

Susan Baltes Mathur by Brian Mathur, her Attorney-in-Fact

Susan Baltes Mathur by Brian Mathur, her Attorney-in-Fact

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Mathur** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Susan Baltes Mathur and Arun K. Mathur, M.D.**, as their Attorney in Fact, as the free act and deed of the within named **Arun K. Mathur, M.D. Susan Baltes Mathur**.

Witness my hand and official seal this the 31st day of October, 2008.

My Commission expires 9/5/2011

Notary Public

MELISSA C. DAVIS
Notary Public
State of Maryland
Montgomery County
My commission exp. September 5, 2011