WARRANTY DEED

G-GD-08-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,600.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/16/08 12:28 2 pgs
Fees:13.00 Taxes:309.32

20081216-0120464

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Frances Roy		
118 29th Ave South	(NAME) New Owner	
(ADDRESS) Nashville TN 37212	(ADDRESS)	118090D02200 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we STEVE CHAISSON AND JAMES U. RUST, IV, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCES ROY, 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 UNIT 22, GLENDALE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20080104-0001233, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO STEVE CHAISSON AND JAMES U. RUST, IV BY WARRANTY DEED FROM CLIFTON, LLC, RECORDED ON THE 26TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071226-0146952, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTORS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING INSTRUMENT NO. 20080107-0001515 AND EASEMENT AGREEMENT RECORDED AT INSTRUMENT NO. 20071226-0146955.

unimproved ( )

This is improved (X) property, known as 1112 Clifton Lane #22, Nashville, Tennessee 37204

(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.

Witness my/our hand(s) this 4th day of November, 2008.

Steve Chaisson

James U. Rust, IV

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of November, 2008, before me personally appeared Vincent P. Merz, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steve Chaisson and who acknowledged he executed the same as the free act and deed of the said Steve Chaisson.

Witness my hand and official seal, this the 4th day of November, 2008.

Notary Public

MELISSA HAZELKAMP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 9, 2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James U. Rust, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the he executed the within instrument for the purposes therein contained. † * Steve Chaisson

Witness my hand and official seal, this 4th day of November, 2008.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212