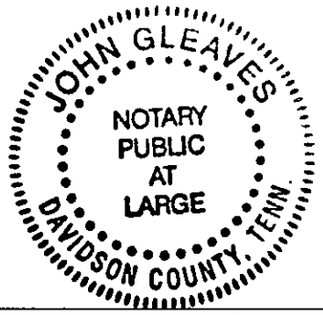
Warranty Deed

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $279,900.00 Affiant Subscribed and sworn to before me, this the 29th day of December, 2008. Notary Public My commission expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John E. Cummings	New Owner	Map: 83-13
310 S 15th Street		Parcel: 312
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIRAGE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN E. CUMMINGS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 7 on the Map of L.T. Stevens Subdivision, being Lots 110,111,112,113,114,133,134 & 135 of Lindsley Home Place, of record in Book 547, page 101, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Kleinschmidt and Erica Dunlap, husband and wife, as joint tenants with rights of survivorship by deed from Wells Fargo Bank, NA, as Trustee for Option One Mortgage Loan Trust 2005-2 Asset-Backed Certificates, Series 2005-2 of record in Instrument 200706060067796, said Register's Office, dated May 2, 2007. And being the same property conveyed to Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 2005-2 Asset Backed Certificates, Series 2005-2 by Trustee's Deed from Priority Trustee Services of TN., LLC, as Substitute Trustee of record in Instrument 200609180115082, said Register's Office, dated August 24, 2006.

Being the same property conveyed to Virage, LLC, a Tennessee Limited Liability Company by deed from Brian Kleinschmidt and wife, Ericka Dunlap Kleinschmidt of record in Instrument Number 20081121-0114718, Register's Office for Davidson County, Tennessee, dated November 18, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 310 S 15th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are

Davidson County DEEDWARR
Recvd: 01/05/09 10:27 2 pgs
Fees:13.00 Taxes:1035.63
20090105-0000546

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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2008.

VIRAGE, LLC

By: President/Member Virage LLC
Name: Zachary K. Thomas
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of Virage, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 29th day of December, 2008.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212