WARRANTY DEED

G-USB-08-1310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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

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
Erica A. Scaramuzza	U.S. Bank National Association ND	
1310 General George Patton Rd.	(NAME) 4325 17th Avenue SW	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Fargo, ND 58103	142-9-E-96.00 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, we PATRICIA A. FREDERICKSEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERICA A. SCARAMUZZA AND GIAN F. SCARAMUZZA, WIFE AND HUSBAND, 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 1310, CARPORT 1310-C, RIVER PLANTATION, SECTION SEVEN, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 705 AND 706, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6226, PAGE 9, 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 THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WADE H. LIVINGSTON AND WIFE, BARBARA J. LIVINGSTON TO PATRICIA A. FREDERICKSEN AS RECORDED ON THE 19TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060119-0007104 AND WARRANTY DEED FROM J. MICHAEL COWAN, UNMARRIED TO PATRICIA A. FREDERICKSEN AS RECORDED ON THE 21ST DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041221-0151814, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE SHOWN IN PLAT BOOK 5200, PAGE 705 AND 706; BOOK 6392, PAGE 321; BOOK 6226, PAGE 18 AND INSTRUMENT NO. 20070405-0041036.

unimproved ( )

This is improved (X) property, known as 1310 General George Patton Road, 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: 02/05/09 10:47 2 pgs
Fees:13.00 Taxes:555.00
20090205-0009985

Witness my/our hand(s) this 27th day of January, 2009.

Patricia A. Fredericksen

Patricia A. Fredericksen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia A. Fredericksen, 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 27th day of January, 2009.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)

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

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