Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/06/09 13:45 2 pgs
Fees:13.00 Taxes:407.00
20090306-0020308

39-B
File #09-1057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick Accorsi, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann D. Clements, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 34, on the Plan of Rutledge House Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Rutledge House Condominiums of record in Book 11700, Page 26, amending Book 6200, Page 318, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Patrick Accorsi, unmarried by Warranty Deed from Derek Todd Jones, unmarried dated February 27, 2004 of record in Inst. No. 20040302-0023693, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 654 2nd Avenue South #34, Nashville TN, 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of March, 2009.

Patrick Accorsi by Jenkins Hardin, attyinfact

Patrick Accorsi by Jenkins Hardin,
Attorney-in--Fact

State of Tennessee
County of Davidson

On this the 3rd day of March, 2009, before me personally appeared Jenkins Hardin, 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 Patrick Accorsi acknowledged that such person executed the same as the free act and deed of Patrick Accorsi.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110,000.00.

Affiant

Sworn and subscribed before me on this the 3rd day of March, 2009.

Notary Public

My Commission Expires 5/22/10

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ann D. Clements	Access National Mortgage	93-11-C-34CO
654 2nd Avenue South #34	1800 Robert Fulton Drive, Ste.350	
Nashville, TN 37210	Nashville, TN 37215	