WARRANTY DEED

AT-2008025

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of February, 2009

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Sala and Christa Sala	Freedom Mortgage Corporation	081.16-0-193.00
1025 Monroe Street	400 Interstate N Parkway, Suite 580	
Nashville, TN 37208	Atlanta, GA 30339	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Volunteer State Bank**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mark Sala and wife, Christa Sala**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot 86 on the Plan of McGavock, Wetmore and others First Additional called the Town of McGavock, as of record in Book 21, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 86, fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Volunteer State Bank by Successor Trustee's Deed from Bennett F. Bratcher, Successor Trustee dated August 27, 2008 recorded September 2, 2008 in Instrument # 200809020089598, Register's Office for Davidson County, Tennessee. Further vesting Affidavit of Correction to Successor Trustee's Deed of record in Instrument # 200902050009772, prior Deed of record in Instrument # 200703160032501 as corrected in Instrument # 200901280007442; prior Deed of record in Instrument # 200502240020436, said Register's Office.

( ) unimproved
This is (X) improved property known as 1025 Monroe Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 24th day of February, 2009:

Volunteer State Bank
BY: Stephen B. Oldham

BILL GARRETT, Davidson County
Trans: T20090018938 DEEDWARR
Recvd: 03/23/09 10:03 1 pgs
Fees: 13.00 Taxes: 1091.50
20090323-0025648

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Steven B. Oldham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice-President (or other officer authorized to execute the instrument) of Volunteer State Bank the with in named bargainor, a limited liability company, and that such president or officer as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Vice-President.

Witness my hand and seal this the 24th day of February, 2009.

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY