WARRANTY DEED

G-VRE-09-2614

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

O. H. Adler

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
David Adler	Suntrust Mortgage, Inc.	
2614 Barton Avenue	(NAME) 401 Commerce St., Suite 6100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	104-11-161.00
(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 ROWENA OLEGARIO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID ADLER AND MELODY ADLER, HUSBAND AND WIFE, 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 THE WEST 50 FEET OF LOT NO. 33 ON THE MAP OF BRANSFORD REALTY COMPANY SUBDIVISION OF THE EDGAR JONES HOME PLACE, OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID PART OF LOT 33 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF BARTON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 185 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ROWENA OLEGARIO, UNMARRIED BY WARRANTY DEED FROM REBECCA V. SCARPATI, UNMARRIED, RECORDED ON THE 3RD DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020603-0066812, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PREOPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B)ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE REFERENCED IN PLAT BOOK 421, PAGE 7 AND ANY AND/OR NOT SHOWN HEREIN.

unimproved ( )

This is improved (X) property, known as 2614 Barton Avenue, Nashville, Tennessee 37212

(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.

BILL GARRETT, Davidson County
Trans:T20090021635 DEEDWARR
Recvd: 04/01/09 15:43 2 pgs
Fees:13.00 Taxes:1535.50
20090401-0029492

Witness my/our hand(s) this 31st day of March, 2009.

Rowena Olegario

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rowena Olegario, 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 31st day of March, 2009.

Notary Public

My Commission Expires: 7-24-

(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