BILL GARRETT, Davidson County
Trans:T20090023213 DEEDWARR
Recvd: 04/07/09 13:45 2 pgs
Fees:13.00 Taxes:421.80
20090407-0031868

Name and Address of New Owner:

Curtis W. Vaden
Angela L. Vaden
237 Duling Ave
Madison TN 37115

Send Tax Bills To:

SunTrust Mortgage Inc.
P.O. Box 79041
Baltimore, MD 21279

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me on 04/03/09.

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

Notary Public

My Commission Expires: 5/23/11

Map & Parcel No.
43-90-246

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Mario Llangari unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Curtis W. Vaden and wife Angela L. Vaden, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 237 Duling Avenue, Madison Tennessee, 37115, Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the east one-half of Lot No. 28 on the Map of Woodlawn Estates, Block "B" as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said One-half of Lot No. 28 fronts 50-1/2 feet on the northerly side of Duling Avenue and extends back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Mario Llangari by deed dated 05/16/06 from Gene E. Tidwell and wife, Bobbie J. Tidwell and filed of record on 05/22/06 in Instrument Number 200605220059707, said Register's Office.

Subject to all matters appearing on the plan of record in Plat Book 843, page 82, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 237 Duling Ave, Madison, TN 37115.

MM

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/03/09.

Mario Llangari

Mario Llangari

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Mario Llangari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tn, this the 3rd day of April, 2009.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 3/23/2011

My Commission Expires: 3/23/11