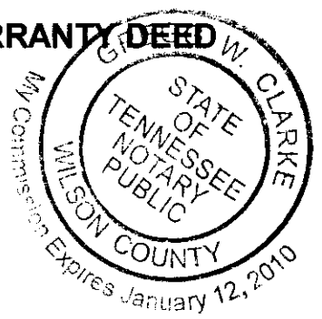
WARRANTY DEED



G-VRE-09-7225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090031298 DEEDWARR
Recvd: 05/12/09 09:41 2 pgs
Fees:13.00 Taxes:832.50

20090512-0043533

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
Bryan Holloway	1/Sion Mortgage (NAME)	
7225 River Bend Road	155 Legends Dr. Ste P	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lebanon TN 37087	141-12C-88.00 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, I/we SKYHAWK FADIGAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRYAN HOLLOWAY AND KATHERINE HOLLOWAY, 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 LOT 88, RIVER BEND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 504, AS AMENDED BY SURVEYOR'S CORRECTION RECORDED IN BOOK 7465, PAGE 833, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JANA FADIGAN TO SKYHAWK FADIGAN AS RECORDED ON THE 3RD DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090303-0018560; QUITCLAIM DEED FROM SKYHAWK FADIGAN TO SKYHAWK FADIGAN AND JANA FADIGAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 23RD DAY OF MAY, 2001 IN INSTRUMENT NO. 20010523-0053770 AND WARRANTY DEED FROM ROBERT L. ROSE, JR. AND SPOUSE, SUZANNE W. ROSE TO SKYHAWK FADIGAN AS RECORDED ON THE 7TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010507-0046874, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN, INCLUDING THOSE CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 7112, PAGE 481, AMENDED IN BOOK 7308, PAGE 805, BOOK 7308, PAGE 808, BOOK 7336, PAGE 15 AND BOOK 7549, PAGE 893. TERMS AND PROVISIONS OF BY-LAWS RECORDED IN BOOK 7347, PAGE 643. HOA CHARTER IN BOOK 7347, PAGE 636, AMENDED IN BOOK 8179, PAGE 869 AND BOOK 9359, PAGE 153. CONVEYANCE TO HOA RECORDED IN BOOK 9462, PAGE 679.

unimproved ( )

This is improved (X) property, known as 7225 River Bend 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.

Witness my/our hand(s) this 29th day of April, 2009.

SkyHawk Fadigan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SkyHawk Fadigan, 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 29th day of April, 2009.

Notary Public

My Commission Expires: 7-24-12

(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