BILL GARRETT, Davidson County
Trans:T20090035731 DEEDWARR
Recvd: 06/01/09 10:14 2 pgs
Fees:13.00 Taxes:345.95
20090601-0049895

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of May, 2009, by and between Rhonda D. Christiansen, married, party of the first part, and Ian R Olmsted, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 57 on the Plan of Village of Old Hickory, Section D, of record in Book 1424 at page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Rhonda D. Christiansen by virtue of that certain Cash Deed dated July 14, 2008, at Instrument No. 20080718-0073754 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20080421-0040212 from Teena S. Hunter by virtue of Warranty Deed at Instrument No. Book 10525, Page 384 dated July 7, 1997, in the Register's Office of Davidson County, Tennessee.

** Seller warrants that this property was used for investment purposes only and has never used this property as her primary residence **

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rhonda D. Christiansen

Rhonda D. Christiansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rhonda D. Christiansen and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of May, 2009.

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Ian Olmsted

1005 Elliston Street
Old Hickory, TN 37138

Tax Parcel No 044150276.00

Property Address: 1005 Elliston St
Old Hickory, TN 37138

MAIL TAX BILLS TO: US Bank NA

PO Box 20005
Ownesboro, KY 42301-20005

Firm File #: 20090515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $93,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of May, 2009.

Notary Public

My Commission Expires: 9-19-09

