WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-VRE-09-1803

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(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
Jonathan A. Davis	Bank of America, N.A.	
1803 Eastside Avenue (ADDRESS)	P.O. Box 10423 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (CITY) (STATE) (ZIP)	094-02 112.00

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 LEIGH SKILLINGTON, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN A. DAVIS AND WIFE, CARROLL E. DAVIS, 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 121 IN THE UNITED ELECTRIC RAILWAY'S ADDITION TO EAST NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 121 FRONTS 50 FEET ON THE NORTH SIDE OF EASTSIDE, FORMERLY ASHWORTH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ERNESTO SCHIRATTI, AN UNMARRIED PERSON TO LEIGH SKILLINGTON AS RECORDED ON THE 5TH DAY OF NOVEMBER, 2008 INSTRUMENT NO. 20081105-0110244 AND WARRANTY DEED FROM JAMES HERMAN AKINS AND WIFE, DOROTHY MAI AKINS TO ERNESTO SCHIRATTI, AN UNMARRIED PERSON AS RECORDED ON THE 20TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041220-0151245, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 161, PAGE 8, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1803 Eastside Avenue, Nashville, Tennessee 37206
(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 May, 2009.

Leigh Skillington

BILL GARRETT, Davidson County
Trans:T20090037929 DEEDWARR
Recvd: 06/08/09 11:01 2 pgs
Fees:13.00 Taxes:813.63

20090608-0052881

STATE OF Tennessee
COUNTY OF Davidson

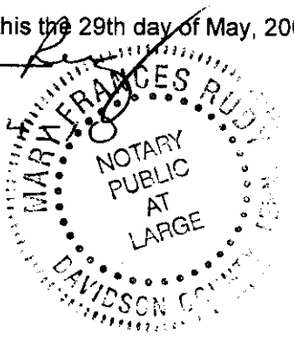
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Skillington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2009.

Notary Public

My Commission Expires: 7-24-

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903