WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090042559 DEEDWARR
Recvd: 06/25/09 12:55 2 pgs
Fees: 13.00 Taxes: 888.00

20090625-0059172

B-JSR-09-1915

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Jesse P. Wright	Mortgage Loan Servicing (NAME)	
1915 CAPERS AVENUE (ADDRESS)	Dept. 2520, P.O. Box 2153 (ADDRESS)	
NASHVILLE, TN 37212-3107 (CITY) (STATE) (ZIP)	Birmingham, AL 35287 (CITY) (STATE) (ZIP)	104080F01300CO

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 JOSEPH C. VITALE AND WIFE, KATHLEEN G. VITALE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSE P. WRIGHT (1% INTEREST) , JUDITH C. WRIGHT AND SPOUSE, J. KELLY WRIGHT, JR., (99% INTEREST)

, 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 UNIT NO. 13 (AKA UNIT 1915), TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF OLD TOWN CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 6625, PAGE 891, RE-RECORDED IN BOOK 6639, PAGE 116, AMENDED IN BOOK 6928, PAGE 461, BOOK 6960, PAGE 840, RE-RECORDED IN BOOK 6991, PAGE 1, AMENDED IN BOOK 8098, PAGE 576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DESCRIBED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH C. VITALE AND WIFE, KATHLEEN G. VITALE BY DEED FROM JOHN SPOONER AND WIFE, ELIZABETH L. SPOONER OF RECORD IN INSTRUMENT 200507120080865 ON 06/30/2005 AND FILED FOR RECORD ON 07/12/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 6625, PAGE 891 AND RECORDED IN BOOK 6639, PAGE 116 AND FURTHER AMENDED IN BOOK 6928, PAGE 461 AND BOOK 6960, PAGE 840 AND RERECORDED IN BOOK 6991, PAGE 1 AND AMENDMENT TO THE BY-LAWS OF RECORD IN BOOK 8098, PAGE 576; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN MASTER DEED OF RECORD IN BOOK 6625, PAGE 891, AS RE-RECORDED AND AMENDED IN BOOK 6639, PAGE 116, BOOK 6928, PAGE 461, BOOK 6960, PAGE 840, BOOK 6991, PAGE 1, AND BOOK 8098, PAGE 576, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF JOSEPH C. VITALE AND WIFE, KATHLEEN G. VITALE BY JON SHERIDON, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 22ND DAY OF JUNE 2009 OF RECORD IN INSTRUMENT NO. 20090625-0059171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )
This is improved (X) property, known as 1915 CAPERS AVENUE, NASHVILLE, Tennessee 37212-3107
(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 23rd day of June, 2009.

Joseph C. Vitale by Jon Sheridon, attorney in fact
JOSEPH C. VITALE by JON SHERIDON, as Attorney-in-Fact

Kathleen G. Vitale by Jon Sheridon, attorney in fact
KATHLEEN G. VITALE by JON SHERIDON, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 23rd day of June, 2009, before me personally appeared JON SHERIDON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH C. VITALE AND WIFE, KATHLEEN G. VITALE and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH C. VITALE AND WIFE, KATHLEEN G. VITALE.

Witness my hand and official seal, this the 23rd day of June, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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