WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/2/12
(AFFIX SEAL)

ADAM LAWRENCE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

B-SW-09-2323

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 B. Lovette	First Bank	
2323 MODENA DRIVE	(NAME) 615 Memorial Blvd	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) Murfreesboro, TN 37129	08411018600
(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, we JERRY NAVARRO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN B. LOVETTE, AN UNMARRIED MAN, 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 NO. 201-A ON THE PLAN OF PART OF MAPLECREST, BEING A RESUBDIVISION OF LOTS 197,198,199,200,201 & 202 AS SHOWN ON THE PLAN OF MAPLECREST OF RECORD IN BOOK 1835, PAGES 27 & 28, WHICH PART APPEARS OF RECORD IN BOOK 2022, PAGE 247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY NAVARRO BY DEED FROM THOMAS F. GUSS AND WIFE, JOHANNA S. GUSS AND AMY L. WARREN AND HUSBAND, THOMAS H. WARREN OF RECORD IN INSTRUMENT 200309080130835 ON 08/29/2003 AND FILED FOR RECORD ON 09/08/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
BEING THE SAME PROPERTY CONVEYED TO JERRY NAVARRO BY DEED FROM ELIZABETH CONLEE JOHNSON OF RECORD IN INSTRUMENT 200902120012399 ON 02/06/2009 AND FILED FOR RECORD ON 02/12/2009, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

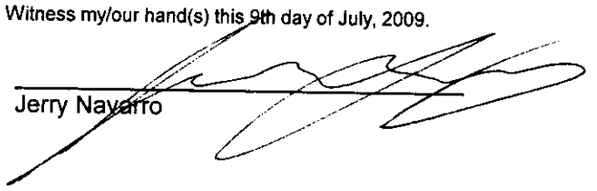
THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 1835, PAGES 27 & 28, AND A RESUBDIVISION IN BOOK 2022, PAGE 247, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2323 MODENA DRIVE, NASHVILLE, Tennessee 37214-1717
(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.

BILL GARRETT, Davidson County
Trans:T20090047146 DEEDWARR
Recvd: 07/14/09 10:13 2 pgs
Fees:13.00 Taxes:407.00
20090714-0065660

Witness my/our hand(s) this 9th day of July, 2009.

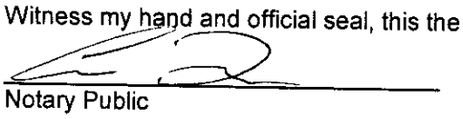


Jerry Navarro

STATE OF Tennessee
COUNTY OF DAVIDSON

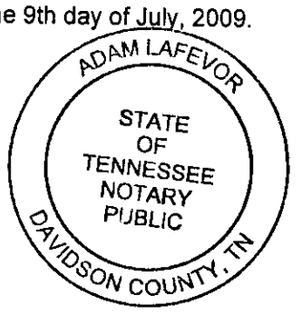
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Navarro, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 9th day of July, 2009.



Notary Public

My Commission Expires: 9/3/12



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