WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090047993 DEEDWARR
Recvd: 07/16/09 11:23 2 pgs
Fees:13.00 Taxes:664.15

20090716-0066725

R-FC-09-0330

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/15/2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY DANA P. MASON

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 NUMBER
Marise M. Evans	New Owner	
330 Vaughn Street	(NAME) "	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	"	82-3-402.00
(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 DOUGLAS L. KNEELAND, LLC (AKA DOUGLAS KNEELAND, LLC), AND DOUGLAS L. KNEELAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARISE M. EVANS, unmarried, 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 6, J.M. EATHERLEY'S ADDITION TO EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 138, 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 TO DOUGLAS KNEELAND LLC BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE MORGAN STANLEY LOAN TRUST 2006-NC2, RECORDED ON THE 20TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070320-0033834, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 138; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 330 Vaughn Street, Nashville, Tennessee 37207
(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 10th day of July, 2009.

Douglas L. Kneeland, LLC

BY: Douglas L. Kneeland LLC

ITS: _____

AND

Douglas L. Kneeland

Douglas L. Kneeland, individually

STATE OF Tennessee
COUNTY OF Davidson

On this the 10 day of July, 2009, before me personally appeared DOUGLAS L. KNEELAND, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Douglas L. Kneeland, LLC (AKA Douglas Kneeland, LLC), the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of July, 2009.

_____
Notary Public

My Commission Expires:
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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STATE OF Tennessee
COUNTY OF Davidson

On this the ____ day of July, 2009, before me personally appeared DOUGLAS L. KNEELAND to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires:
(SEAL)

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