LISA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. WARRANTY DEED My Commission Expires MAY 22, 2010 G-VRE-09-4410	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,630.00 Affiant Subscribed and sworn to before me, this 31st DAY OF July, 2009. Notary Public MY COMMISSION EXPIRES: 5/22/10 (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
Michael A. Ribas	Same	
4410 Elkins Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	91-16-65.00

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 REBECCA ROBIN SPARKS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. RIBAS, AN UNMARRIED MAN AND JENNIFER N. PITTA, AN UNMARRIED WOMAN AND DAVID E. PITTA, A MARRIED MAN AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE WESTERLY 19.0 FEET OF LOT NO. 309 AND THE EASTERLY 21.0 FEET OF LOT NO. 311 OF BLOCK NO. 13 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS NO. 309 AND 311 FRONT TOGETHER 40.0 FEET ON THE NORTHERLY SIDE OF ELKINS, FORMERLY 2ND AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO REBECCA ROBIN SPARKS, UNMARRIED BY WARRANTY DEED FROM KATHRYN J. FULLER, UNMARRIED, RECORDED ON THE 25TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060525-0061417, 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 AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4410 Elkins Avenue, Nashville, Tennessee 37209
(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: T20090053574 DEEDWARR
Recvd: 08/06/09 11:20 2 pgs
Fees: 13.00 Taxes: 701.63
20090806-0073896

Witness my/our hand(s) this 31st day of July, 2009

Rebecca Robin Sparks

STATE OF Missouri
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Robin Sparks, 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 28th day of July, 2009.

Notary Public

My Commission Expires:

(SEAL)

MARLENE M RIBAUDO
Notary Public - Notary Seal
STATE OF MISSOURI
St Louis County
My Commission Expires: Jan. 21, 2012
Commission # 08476201

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