WARRANTY DEED

G-ZR-09-114

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Victoria A. Rosa	First National Bank of Chester County ~~through Amer~~	
114 Rose Street	(NAME) 3840 Hempland Road	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Mountville, PA 17554	119-1-267.00
(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, we CHRYSTINA M. HOWARD, UNMARRIED, AND AND ALISON L. DUNN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICTORIA A. ROSA AND WILLIAM A. CARTER, V, BOTH 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 LOTS 43 AND 44, MAP OF SUBDIVISION OF LOTS NO. 7, 8, 9 AND 10 AND PART OF 6, 11, 12 AND 13, CUMBERLAND NURSERIES PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 36, 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 CHRYSTINA M. HOWARD, UNMARRIED AND ALISON L. DUNN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, WITH THE REMAINDER TO THE SURVIVOR IN FEE BY WARRANTY DEED FROM DOROTHY M. KISH AND HUSBAND, ALBERT F. KISH, RECORDED ON THE 3RD DAY OF NOVEMBER, 1993 IN BOOK 9139, PAGE 247, 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 114 Rose Street, Nashville, Tennessee 37210
(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: T20090055167 DEEDWARR
Recvd: 08/12/09 15:18 2 pgs
Fees: 13.00 Taxes: 554.63

20090812-0076050

Witness my/our hand(s) this 10th day of August, 2009.

Chrystina M. Howard by Alison L. Dunn as Attorney-In-Fact

Alison L. Dunn

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of August, 2009, before me personally appeared Alison L. Dunn 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 Chrystina M. Howard, and who acknowledged she executed the same as the free act and deed of the said Chrystina M. Howard, unmarried.

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

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 9/3/12

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alison L. Dunn, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 9/3/12

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