WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090059512 DEEDWARR
Recvd: 08/31/09 13:17 2 pgs
Fees: 13.00 Taxes: 543.90
20090831-0081528

G-KW-09-1105

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2009.

Notary Public

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

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC 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
Christopher Blazina	BAC Home Loans Servicing (NAME)	
1105 Petway Avenue (ADDRESS)	P.O. Box 660694 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, Texas 75266 (CITY) (STATE) (ZIP)	83-1-424.00

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 LEET BROTHERS FURNITURE CO., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER BLAZINA, _____, 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 11, PLAN OF COBB'S SUBDIVISION OF THE R.K. BROWN PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 144, 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 BY QUITCLAIM DEED FROM SSI PROPERTIES INC., A CALIFORNIA CORPORATION TO LEET BROTHERS FURNITURE, CO., A KENTUCKY CORPORATION AS RECORDED ON THE 3RD DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050603-0063060 AND WARRANTY DEED FROM ROBERT BRASWELL TO SSI PROPERTIES, INC., A CALIFORNIA CORPORATION AS RECORDED ON THE 15TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041215-0149283, 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 INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1105 Petway Avenue, Nashville, Tennessee 37206
(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 28th day of August, 2009.

Leet Brothers Furniture Co.

BY: _____, Authorized Agent
Elizabeth Leet, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of August, 2009, before me personally appeared Elizabeth Leet, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Leet Brothers Furniture Co., the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2009.

_____
Notary Public

My Commission Expires: 3-7-2017

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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