WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRE-09-3412
~~RETURN TO:~~
~~PREMIER ESCROW, LLC~~
~~4301 HILLSBORO ROAD, STE 300~~
~~NASHVILLE, TN 37215~~

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

BOX 10-A

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Ewald	Avenue Bank	
3412 Hopkins Street (ADDRESS)	3823 Cleghorn Avenue (NAME)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (ADDRESS) (CITY) (STATE) (ZIP)	117-7-119.00

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 CHANCE FORMBY AND WIFE, RHONDA M. FORMBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK D. EWALD AND TRINA V. EWALD, HUSBAND AND WIFE, 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 TRACT OR PARCEL OF LAND IN THE 7TH, FORMERLY IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE NORTH ONE-HALF OF LOT NO. 144 ON THE MAP OF THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, OF RECORD IN BOOK 547, PAGE 156, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT FRONTS 100 FEET ON THE EASTERLY SIDE OF HOPKINS STREET AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHANCE FORMBY AND WIFE, RHONDA M. FORMBY BY WARRANTY DEED FROM THOMAS JAMES STERRITT, JR., SUCCESSOR TRUSTEE, OF AN IRREVOCABLE TRUST ESTABLISHED BY T. J. STERRITT (NOW DECEASED) AND FRANCES K. STERRITT (NOW DECEASED) BY TRUST AGREEMENT DATED AUGUST 20, 1981, WHO IS JOINED HEREIN BY THOMAS JAMES STERRITT, JR., INDIVIDUALLY, RONALD DAVID STERRITT, INDIVIDUALLY, AND LINDA S. RUNDLE, INDIVIDUALLY, THE BENEFICIARIES OF SAID TRUST, RECORDED ON THE 10TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030710-0095841, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3412 Hopkins Street, Nashville, Tennessee 37215
(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 lanc 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:T20090063903 DEEDWARR
Recvd: 09/18/09 10:22 2 pgs
Fees:13.00 Taxes:2331.00
20090918-0087215

Witness my/our hand(s) this 17th day of September, 2009.

Chance Formby

Rhonda M. Formby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chance Formby and Rhonda M. Formby, 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 17th day of September, 2009.

Notary Public

My Commission Expires:

(SEAL)

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

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