WARRANTY DEED

G-RM-09-5088

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(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
Melissa C. LaCroix	Regions Bank d/b/a Regions Mortgage	
5088 Meta Drive (ADDRESS)	(NAME) 2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	161-2-174.00

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, we JOHN L. EISNER AND CHRISTIE L. EISNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA C. LACROIX, AN UNMARRIED WOMAN, 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 66, MCMURRAY PLACE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 440, 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 JOHN L. EISNER AND CHRISTIE L. EISNER BY WARRANTY DEED FROM AUDRA YOUNGBLOOD, NOW KNOWN AS AUDRA SHANE WOODWARD AND HUSBAND, RYAN WOODWARD RECORDED ON THE 31ST DAY OF MAY, 2006 IN INSTRUMENT NO. 20060531-0063867, 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 GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MCMURRAY PLACE, SECTION TWO, AS RECORDED IN PLAT BOOK 5200, PAGE(S) 440; COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 5939, PAGE 231, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF JOHN L. EISNER AND CHRISTIE L. EISNER BY EMILY EISNER, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 16TH DAY OF OCTOBER 2009 OF RECORD IN INSTRUMENT NO. 20091103-0101571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )
This is improved (X) property, known as 5088 Meta Drive, Nashville, Tennessee 37211
(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:T20090074999 DEEDWARR
Recvd: 11/03/09 13:59 2 pgs
Fees:13.00 Taxes:554.63
20091103-0101572

Witness my/our hand(s) this 30th day of October, 2009.

John L Eisner by Emily Eisner as Attorney in Fact
John L. Eisner by Emily Eisner as Attoney-in-Fact

Christie L. Eisner by Emily Eisner as Attorney in Fact
Christie L. Eisner by Emily Eisner as Attoney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of October, 2009, before me personally appeared EMILY EISNER 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 John L. Eisner and Christie L. Eisner and who acknowledged he/she/they executed the same as the free act and deed of the said John L. Eisner and Christie L. Eisner.
Witness my hand and official seal, this the 30th day of October, 2009.

Ma Frances Rudy
Notary Public

My Commission Expires: 7-24-10

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MA FRANCES RUDY

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