File By 24B

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2289

NEW OWNER
ERIC SADOWSKY ETUX, LISA SADOWSKY

Property Address: 701 Stockell Street, Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20090075552 DEEDWARR
Recvd: 11/05/09 10:53 2 pgs
Fees:13.00 Taxes:610.71
20091105-0102313

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Eric Sadowsky and Lisa Sadowsky, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot 56 as shown on the map entitled Dr. V.S. Lindsleys addition to Edgefield now East Nashville of record in Book 57, page 25, Register's office for Davidson County Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christian Properties Inc. by warranty Deed from James D. Moore unmarried of record in Instrument #20080318-0027269, dated February 29, 2008, and field for record March 18, 2008, said register's office.

This improved property is also known as 701 Stockell Street, Nashville, TN 37207

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed **[X]** is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,056.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 4th day of November, 2009.

Christian Properties, Inc.

_____{Seal}
Van E, Christian, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, of the state and county aforesaid, personally appeared Van E. Christian, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Christian Properties, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

_____
Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $165,056.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF NOVEMBER, 2009.

MARTIN CHADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

MY COMMISSION EXPIRES: 10/22/11

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 82-7-304

BAC Home Loans Servicing, KP
PO Box 10219
Van Nuys CA 91410-0219