Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeffrey Rudsenske
2402 Himes Drive
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
W R Starkey Mortgage, LLP
5055 Westpark Blvd, Suite #300
Plano, TX 75093

MAP 83-4
GROUP
PARCEL 142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erin K Allen,** now married, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **J. Scott Rudsenske, a single man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Rosebank Park, of record in Plat Book 1835, page 26, 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 Erin K Allen by deed dated from Lolita L. Elrod, Larry Eugene Gregory and Samuel Lyle Gregory dated December 1, 2006 of record in Instrument no. 20061227-0159391, Register's Office for Davidson County, Tennessee.

This is not the usual place of residence of the Grantor, therefore no homestead or marital rights need be conveyed.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20090075673 DEEDWARR
Recvd: 11/05/09 14:34 3 pgs
Fees:18.00 Taxes:449.55
20091105-0102537

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **30th** day of **October, 2009.**

Erin K Allen

Erin K Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Erin K Allen**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $121,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011