WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRE-09-1305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 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
Doris B. Mueller	SUNTRUST MORTGAGE, INC.	
1305 Forrest Avenue	(NAME) 401 COMMERCE ST., SUITE 6500	
(ADDRESS) Nashville, TN 37206	(ADDRESS) NASHVILLE, TN 37219	83-9-103.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 BRIAN J. THIELE AND WIFE, ANNA R. THIELE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DORIS B. MUELLER, AN UNMARRIED PERSON, 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 THE WESTERLY HALF OF LOT NO. 6 OF BLOCK NO. 3 ON THE MAP OF D. H. BAILEY'S SUBDIVISION OF ALLISON PROPERTY OF RECORD IN BOOK 161, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 6 FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF FORREST AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN J. THIELE AND WIFE, ANNA R. THIELE BY WARRANTY DEED FROM JONI M. HIX, UNMARRIED, RECORDED ON THE 13TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060413-0042577, 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 161, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1305 Forrest 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.

BILL GARRETT, Davidson County
Trans:T20090076095 DEEDWARR
Recvd: 11/06/09 15:08 2 pgs
Fees:13.00 Taxes:1202.50
20091106-0103060

Witness my/our hand(s) this 5th day of November, 2009.

Brian J. Thiele by Rebecca Richey attorney in fact
Brian J. Thiele

Anna R. Thiele by Rebecca Richey attorney in fact
Anna R. Thiele

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of November, 2009, before me personally appeared Rebecca Richey 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 Brian J. Thiele and wife, Anna R. Thiele and who acknowledged he/she/they executed the same as the free act and deed of the said Brian J. Thiele and wife, Anna R. Thiele.

Witness my hand and official seal, this the 5th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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