RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Andrew J. E. Blondo and<br>Dana M. Blondo<br>930 Snow Avenue<br>Madison TN 37115 | Same | Southeast Title<br>907 Rivergate Parkway S-B-1<br>Goodlettsville, TN 37072 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $105,000.00

Map & Parcel No.
43-60 339

BILL GARRETT, Davidson County
Trans:T20090080311 DEEDWARR
Recvd: 11/25/09 15:28 2 pgs
Fees:13.00 Taxes:388.50
20091125-0108704

Affiant
Subscribed and sworn to before me on 11/23/09.

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Notary Public

My Commission Expires: 5/23/11

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Wayne Mayo, married (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Andrew J. E. Blondo and wife, Dana M Blondo, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

This property is commonly known as: 930 Snow Avenue, Madison, Tennessee 37115, County of Davidson.

Being Lot No. 6 on the Plan of Fairview Heights, as of record in Book 4660, page 180, Register's Office for Davidson County, Tennessee, and being a re-subdivision of part of Lot No. 32 on the Map of Dixie Pure Food Company's Subdivision, Section 2 of record on Book 3600, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne Mayo from U.S. Bank National Association as Trustee by deed dated August 21, 2008 and of record in Instrument No. 20080916-0094617, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated March 27, 2008 and of record in Instrument No. 20080403-00337112, said Register's Office. Further being the same property conveyed to Laura A. Grifka as Substitute Trustee from Mortgage Electronic Registration Systems, Inc. by Appointment of Substitute Trustee dated 2/20/2008 and of record in Instrument No. 20080313-0025224, said Register's Office. Further being the same property conveyed to Mortgage Electronic Registration Systems, Inc. by default of Deed of Trust executed by Dennis Talley and Roxanne Talley dated

March 18, 2005 and filed for record in Instrument No. 20050323-0031684, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 930 Snow Avenue, Madison, TN 37115.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 11/23/09.

Wayne Mayo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Wayne Mayo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 23rd day of November, 2009.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

My Commission Expires: 5/23/11