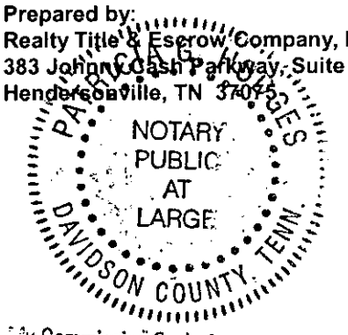
Prepared by:
Realty Title & Escrow Company, Inc.
383 John C. Cash Parkway, Suite 140
Hendersonville, TN 37075



My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2009.

Notary Public
My commission expires: 5/8/2012

05-0909-64783

Address of New Owner:	Send Tax Bills to:	Tax Information
Humberto Landeiro 313 Randy Road Madison TN 37115	Elite Home Loans 109 Westgate Cir Ste 310, Brentwood, TN 37027	052-02-0-263.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathleen M. Rion and husband, Ivan Rion, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Humberto Landeiro, hereinafter called the Grantees, their successors 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. 82, on the Plan of Rainbow Terrace, Section III, of record in Book 2133, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Larry L. Rion, a single man and Kathleen M. Rion, a married woman by deed from Glen E. Powers, a single man, dated November 6, 2006, recorded November 27, 2006, of record in Instrument No. 20061127-0145699, Register's Office for Davidson County, Tennessee. Larry L. Rion having since died April 11, 2009.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 313 Randy Road, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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:T20090082486 DEEDWARR
Recvd: 12/07/09 10:26 2 pgs
Fees:13.00 Taxes:314.50
20091207-0111555

WITNESS my hand this 8th day of October, 2009.

Kathleen M. Rion

Kathleen M. Rion

Ivan Rion

Ivan Rion

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen M. Rion and Ivan Rion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of October, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010