WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,800.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

G-VRE-09-5206

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
Cassie M. Lane	First Community Mortgage, Inc.	
5206 Kentucky Avenue	(NAME) 1610 South Church Street, Suite A	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Murfreesboro, TN 37130	91-7-196.00
(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 KRISTEN GUNNESS AND ANDREA GUNNESS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASSIE M. LANE, UNMARRIED, 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 LOTS 113 AND 115, PLAN OF WEST NASHVILLE NO. 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGES 75 AND 76, IN THE 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 KRISTEN GUNNESS AND ANDREA GUNNESS, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM HEARTLAND PROPERTIES, LLC, RECORDED ON THE 26TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060626-0075956, 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 57, PAGES 75 AND 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5206 Kentucky Avenue, Nashville, Tennessee 37209
(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:T20090087687 DEEDWARR
Recvd: 12/30/09 14:58 2 pgs
Fees:13.00 Taxes:591.63
20091230-0118628

Witness my/our hand(s) this 29th day of December, 2009.

Kristen Gunness

Andrea Gunness

By:

Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen Gunness and Andrea Gunness, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2009.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of December, 2009, before me personally appeared Andrea Gunness 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 Kristen Gunness and who acknowledged he/she/they executed the same as the free act and deed of the said Kristen Gunness.

Witness my hand and official seal, this the 29th day of December, 2009.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires:

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