WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-ST-10-211

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,700.00

Melanie Lutenbacher

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Lutenbacher	Suntrust Mortgage, Inc.	
1804 Ashwood Avenue	401 Commerce St., Ste. 6100	
Nashville, TN 37212	Nashville, TN 37219	13009007900
(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 ERNEST R. BUCHI, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELANIE LUTENBACHER , 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 TRACT A, PLAN OF WARNER COURT, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 124, 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 ERNEST R. BUCHI, JR. BY WARRANTY DEED FROM GREGG GIDDISH AND CHRISTIE GIDDISH, RECORDED ON THE 1ST DAY OF FEBRUARY, 2002 IN INSTRUMENT NO. 20020201-0014440, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2330, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 211 Maybelle Lane, Nashville, Tennessee 37205

(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:T20100009052 DEEDWARR
Recvd: 02/16/10 09:47 2 pgs
Fees:13.00 Taxes:1560.29
20100216-0011575

Witness my/our hand(s) this 8th day of February, 2010.

Ernest R. Buchi, Jr.

Ernest R. Buchi, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest R. Buchi, Jr., 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 8th day of February, 2010.

Notary Public

My Commission Expires: 7-2-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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