WARRANTY DEED

R-VRES-10-2211

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

Luanne H Stehno
Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luanne H. Stehno	Fifth Third Mortgage	
2211 Berrywood Road (ADDRESS)	5050 Kingsley Drive (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Cincinnati, OH 45263 (CITY) (STATE) (ZIP)	72-8-245.00

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 IDA LEE WEST, AKA IDA LEE SCRUGGS WEST, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUANNE H. STEHNO , AN UNMARRIED WOMAN, 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 LOT 206, DALEWOOD, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 20, 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 BY QUIT CLAIM DEED FROM JAMES G. WEST TO IDA LEE SCRUGGS WEST AS RECORDED ON THE 26TH DAY OF DECEMBER, 1984 IN BOOK 6457, PAGE 404 AND WARRANTY DEED FROM JOHN D. PHIPPS AND WIFE, MYRTLE D. PHIPPS TO JAMES G. WEST AND WIFE, IDA LEE SCRUGGS WEST AS RECORDED IN BOOK 1910, PAGE 57, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 1835, PAGE 20; BOOK 4147, PAGE 740; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2211 Berrywood Road, Nashville, Tennessee 37216
(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:T20100017152 DEEDWARR
Recvd: 03/24/10 10:42 2 pgs
Fees:13.00 Taxes:599.03
20100324-0021969

Witness my/our hand(s) this 16th day of March, 2010.

Ida Lee West by Darrell L. West as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of March, 2010, before me personally appeared Darrell L. West 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 Ida Lee West, AKA Ida Lee Scruggs West, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Ida Lee West, AKA Ida Lee Scruggs West, unmarried.

Witness my hand and official seal, this the 16th day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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