WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

G-VRE-10-2804

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
Laura B. Minor	Fifth Third Mortgage Co.,	
2804 Oakwood Avenue	(NAME) 5050 Kingsley Dr. MD 1M0B 2X	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Cincinnati, OH 45263	60-16-205.00
(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, I/we LOIS D. ETIENNE, MARRIED AND COURTNEY N. ETIENNE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA B. MINOR, 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 PARCEL A, SHEPARDWOOD SUBDIVISION, SECTION 1, RE-SUBDIVISION RESERVE PARCEL A, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070206-0015585, 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 LOIS D. ETIENNE, MARRIED AND COURTNEY N. ETIENNE, UNMARRIED BY WARRANTY DEED FROM SEAN PAGE AND KIMBERLY PAGE, HUSBAND AND WIFE, RECORDED ON THE 27TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070627-0076866, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS WAS NOT THE PRIMARY OR MARITAL RESIDENCE OF LOIS D. ETIENNE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 4361, PAGE 11; BOOK 724, PAGE 159; BOOK 787, PAGE 57; AND INSTRUMENT NUMBER 20070206-0015585, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2804 Oakwood Avenue, Nashville, Tennessee 37207
(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.

Power of Attorney in Instrument # 20100406-0025579, Register's Office said County.

BILL GARRETT, Davidson County
Trans:T20100019951 DEEDWARR
Recvd: 04/06/10 10:53 2 pgs
Fees:13.00 Taxes:406.63

20100406-0025580

Witness my/our hand(s) this 31st day of March, 2010.

Lois D. Etienne by John Gleaves attorney-in-fact

Courtney N. Etienne by John Gleaves attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2010, before me personally appeared John Gleaves 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 Lois D. Etienne, married and Courtney N. Etienne, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Lois D. Etienne, married and Courtney N. Etienne, unmarried.

Witness my hand and official seal, this the 31st day of March, 2010.

Notary Public

My Commission Expires:

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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