DO NOT PUBLISH

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100022857 DEEDWARR
Recvd: 04/19/10 08:41 2 pgs
Fees:13.00 Taxes:2183.00
20100419-0029050

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

R-VRE-10-1804

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2010.

Notary Public

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

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
Lawrence Henry Eric Apthorp	new owner	
1804 Ashwood Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-16-75.00

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, I/we MELANIE LUTENBACHER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWRENCE HENRY ERIC APTHORP AND CATHERINE ANNE LUTON APTHORP, HUSBAND AND WIFE, 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 THE EAST 25 FEET OF LOT NO. 139 AND THE WEST 25 FEET OF LOT NO. 140 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF ASHWOOD AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GEORGE ROBERT FOSTER TO MELANIE LUTENBACHER AS RECORDED ON THE 4TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080204-0011008 AND WARRANTY DEED FROM WILLIAM J. LELAND AND SPOUSE, LISA SYKES LELAND TO MELANIE LUTENBACHER, UNMARRIED RECORDED ON THE 25TH DAY OF OCTOBER, 1995 IN BOOK 9837, PAGE 412, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 117; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

GRANTEE HEREIN AGREES THAT IF THEY OR EITHER OF THEM, THEIR SUCCESSORS, HEIRS, DEVISEES, OR ASSIGNS ELECT TO CONVEY ALL OR ANY PORTION OF THE REAL PROPERTY DESCRIBED ABOVE, THEN BRIAN DREW APTHORP SHALL HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY FOR AN AMOUNT OF EQUAL OR HIGHER VALUE AND SHALL HAVE THE RIGHT TO DO SO (ON THE TERMS AND CONDITIONS STATED HEREIN). BRIAN DREW APTHORP SHALL GIVE NOTICE OF HIS DECISION TO EXERCISE OR TO NOT EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY TO GRANTEE WITHIN SIXTY (60) DAYS AFTER RECEIVING WRITTEN NOTICE FROM GRANTEE THAT GRANTEE HAS RECEIVED A BONA FIDE OFFER TO PURCHASE THE PROPERTY.

unimproved ( )

This is improved (X) property, known as 1804 Ashwood Avenue, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 9th day of April, 2010.

Melanie Lutenbacher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Lutenbacher, 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 9th day of April, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

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