RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
NASHVILLE, TN 37216
1043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

$190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of April, 2010

Notary Public

MY COMMISSION EXPIRES: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, TN 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Harris	CITYLIFE LENDING GROUP	08313041100
1507 Fatherland Street	P.O. BOX 11701	
Nashville, TN, 37206	NEWARK, NJ 07101	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David Stephen Banyay and wife, Zipporah Banyay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison Harris, an Unmarried Person, Joan Harris, unmarried and Ryan Thies, unmarried all as tenants in common with right of survivorship
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 97 on the Plan of Block K, Lindsey Home Place, of record in Plat Book 2 at page 92, Chancery Court of Nashville, Tennessee.

Said lot fronts 50 feet on the north side of Fatherland Street, and runs back between parallel lines, 159 feet to an alley.

Being the same property conveyed to David Stephen Banyay, Unmarried, by deed from David E. Rogers and wife, Linda P. Rogers, dated June 23, 2003, of record in Instrument Number 20030626-0088124, Register's Office for Davidson County, Tennessee. The said Zipporah Banyay, wife of David Stephen Banyay, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

SEE LIMITED POWER OF ATTORNEY DATED FEBRUARY 5, 2010, AUTHORIZING JON HASENFUSS TO ACT ON BEHALF OF ZIPPORAH BANYAY OF RECORD IN INSTRUMENT NUMBER 20100225-0014597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20100025585 DEEDWARR
Recvd: 04/29/10 11:19 2 pgs
Fees:13.00 Taxes:703.00
20100429-0032602

Unimproved ( )
This is improved (X) property known as 1507 Fatherland Street, Nashville, TN 37206

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

G-VRE-10-1507

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 21st day of April, 2010

David Stephen Banyay

Zipporah Banyay by Jon Hasenfuss atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David Stephen Banyay, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2010.

Janet S. Davis
Notary Public

My Commission Expires: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of April, 2010, personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument on behalf of ZIPPORAH BANYAY, as her Attorney-in-Fact, and acknowledged that JON HASENFUSS executed the same as the free act and deed of the said ZIPPORAH BANYAY, as though she had personally acted.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2010.

Janet S. Davis
Notary Public

My Commission Expires: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.