WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-10-5701

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
Andra M. Moran	SunTrust Mortgage (NAME)	
5701 Vine Ridge Drive (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Baltimore, MD 21279 (CITY) (STATE) (ZIP)	103-10 83.00

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 PATRICK D. YODER AND SPOUSE, ELISABETH M. YODER, AKA ELIZABETH M. YODER,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDRA M. MORAN AND SPOUSE, STEPHEN D. KING, 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 NO. 78 ON THE PLAN OF SECTION 3, BROOKSIDE COURT, ADDITION NO. 4, OF RECORD IN BOOK 2083, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 78, WHICH IS A CORNER LOT, FRONTS 98 FEET ON THE SOUTHEASTERLY MARGIN OF VINE RIDGE DRIVE AND FRONTS 124.84 FEET ON THE SOUTHWESTERLY MARGIN OF NEARTOP DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 98 FEET ON THE SOUTHEASTERLY LINE AND 101.6 FEET ON THE SOUTHWESTERLY LIEN TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO PATRICK D. YODER AND SPOUSE, ELIZABETH M. YODER BY WARRANTY DEED FROM STEPHANE RUZ AND SPOUSE, CLAIRE RUZ, RECORDED ON THE 7TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050707-0077824, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 2083, PAGE 25; 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 5701 Vine Ridge Drive, 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:T20100026726 DEEDWARR
Recvd: 05/05/10 12:01 2 pgs
Fees:13.00 Taxes:980.50
20100505-0034012

Witness my/our hand(s) this 30th day of April, 2010.

Patrick D. Yoder

Elisabeth M. Yoder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick D. Yoder and Elisabeth M. Yoder, 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 30th day of April, 2010.

Notary Public

My Commission Expires: 9-3-10

(SEAL)

BRENDA THOMPSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-03-10

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