Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2010.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20100029293 DEEDWARR
Recvd: 05/17/10 08:34 2 pgs
Fees:13.00 Taxes:444.00
20100517-0037517

05-1003-64918

DONNA GASPARD STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY My Commission Expires 03-25-13

Address of New Owner:	Send Tax Bills to:	Tax Information
John Azrak 501 American Road Nashville TN 37209	First American Real Estate Tax Services, Inc. Attn: Escrow Reporting 1 First American Way Westlake, Texas 76262	090-16-0 240.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sandra Ruth Collie, now known as Sandra C. Ryan, and Sharon Collie Smith, being all the heirs at law of Barbara Jean Cutsinger (aka Barbara Jean Collie), deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Azrak, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Lying and being in the Eighth Civil District, formerly the Twelfth Civil District of Davidson County, State of Tennessee and being Lot No. 20 on the Plan of Charlotte Park, Section 1, a plat of which is of record in Book 2663, Pages 2, 3, 4, 5 and 6, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Cutsinger, unmarried by deed from Ruth Marie Magruder, dated December 14, 1995, of record in Book 9896, Page 570, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Barbara Jean Cutsinger by Executrix's Quitclaim Deed from Barbara Jean Cutsinger, as Executrix of the Estate of Charles E. Cutsinger, deceased, dated August 18, 2006 of record in Instrument No. 20060828-0106201, in the Register's Office of Davidson County, Tennessee. Barbara Jean Cutsinger having since died January 22, 2010.

This conveyance is subject to the right of way of American Road and Thunderbird Drive.

This conveyance is subject to all matters as shown on plat of which is of record in Book 2663, Pages 2, 3, 4, 5, and 6, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Joint Driveway Agreement dated May 26, 1988, of record in Book 7567, Page 225, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 501 American Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

Sharon Collie Smith executes this instrument on behalf of Sandra Ruth Collie, now know as Sandra C. Ryan pursuant to a Power of Attorney, filed for record in Instrument Number 20100517-0037516, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 26th day of April, 2010.

Sandra C. Ryan

Sharon Collie Smith

By: Sharon Collie Smith, Attorney in Fact
Sharon Collie Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Sandra Collie Smith~~ *SHARON COLLIE SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of April, 2010.

State of Tennessee at Large

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010

My Commission expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Collie Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sandra C. Ryan and that she is authorized by Sandra C. Ryan to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 26th day of April, 2010.

State of Tennessee at Large

My Commission Expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010