RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

# WARRANTY DEED

G-VRE-10-1223

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Diane L. Gregory
Affiant

Subscribed and sworn to before me this 14th DAY OF May, 2010

Mindy Claud
Notary Public

MY COMMISSION EXPIRES: 11/7/2011
(AFFIX SEAL)

**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 |
|---|---|---|
| Linda C. Emerson | Guaranty Trust Company | |
| 1223 Stratford Avenue (ADDRESS) | (NAME) P.O. Box 1218 (ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37133 (CITY) (STATE) (ZIP) | 06115038300 |

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, we AUDLEY H. FREED, JR. AND JENNIFER M. GUNDERMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA C. EMERSON , UNMARRIED, 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 PART OF LOT NOS. 266 & 267 ON THE MAP OF INGLEWOOD PLACE, A PLAT OF WHICH IS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY SOUTHERN LAND AND ASSOCIATES DATED MARCH 29, 1978, AS FOLLOWS:

BEING THE EASTERLY 51.78 FEET OF THE WESTERLY 103.55 FEET OF LOT NO. 267 AND THE EASTERLY 51.78 FEET OF THE SOUTHERLY 85 FEET OF THE WESTERLY 103.55 FEET OF LOT NO. 266, SAID PARTS OF SAID LOTS FRONT 51.76 FEET ON THE NORTHERLY SIDE OF STRATFORD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO AUDLEY H. FREED, JR. AND SPOUSE, JENNIFER M. GUNDERMAN BY WARRANTY DEED FROM MELISSA G. BOWERS ISHMAEL-IRWIN, MARRIED, RECORDED ON THE 26TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030226-0025789, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AUDLEY H. FREED, JR. BEING ONE AND THE SAME PERSON AS AUDLEY FREED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1223 Stratford Avenue, Nashville, Tennessee 37216
(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:T20100030108 DEEDWARR
Recvd: 05/19/10 10:37 2 pgs
Fees:13.00 Taxes:758.50
20100519-0038598

Witness my/our hand(s) this 14th day of May, 2010.

Audley H. Freed, Jr.

Jennifer M. Gunderman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Audley H. Freed, Jr. and Jennifer M. Gunderman, 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 14th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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