[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael Bommarito		Map/Parcel -
908 Cahal Ave	New Owner	72-9-368.00
Nashville, TN 37206		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Louisa J. H. Clary, an unmarried person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Michael Bommarito, an unmarried man** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 88 and the West 1/2 of Lot No. 87 on the Plan of Springdale Subdivision as of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 75 feet on the Southerly side of West Cahal Avenue and runback between parallel lines 157.5 feet to a Dean line.

Being the same property conveyed by Special Warranty Deed from RES Distressed Asset Fund IX, LLC to Louisa J. H. Clary as recorded on the 2nd day of December, 2009 in Instrument No. 20091202-0110297; Tennessee Quitclaim Deed from Wells Fargo Bank, N.A., as Trustee for Pooling and Servicing Agreement Option One Mortgage Loan Trust 2003-4 Asset-Backed Certificates, Series 2003-4, by: American Home Mortgage Servicing, Inc. To RES Distressed Asset Fund IX, LLC as recorded on the 2nd day of December, 2009 in Instrument No. 20091202-0110296; Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to Wells Fargo Bank, N.A., as Trustee for Pooling and Servicing Agreement Option One Mortgage Loan Trust 2003-4 Asset-Backed Certificates, Series 2003-4 as recorded on the 17th day of September, 2008 in Instrument No. 20080917-0094947 and Warranty Deed from Patricia A. Preston (now known as Patricia Ann Petty) to Ronnie L. McCandless as recorded on the 2nd day of August, 1993 in Book 9031, Page 550, in the Register's Office of Davidson County, Tennessee.

This is not the primary residence of Louisa J. H. Clary nor has it ever been the primary residence.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRINGDALE SUBDIVISION, as recorded in Plat Book 974, Page(s) 18, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 908 Cahal Avenue, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20100031371 DEEDWARR
Recvd: 05/25/10 11:23 2 pgs
Fees:13.00 Taxes:490.25
20100525-0040196

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $132,500.00

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

Affiant

Subscribed and sworn to before me this 21 day of May, 2010.

My Commission Expires: _____

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of May, 2010.

Louisa J.H. Clary by Robert J. Notestine, as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Robert J. Notestine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Louisa J.H. Clary, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Louisa J.H. Clary by himself as attorney-in-fact.

Witness my hand, at office, this 21st day of May, 2010

Notary Public

My Commission Expires 01/09/2012

My commission expires: _____

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY