WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES:

DEBRA L. MARDIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (AFFIX SEAL)

My Commission Expires May 21, 2011

G-VR-10-1013

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
Andrew Davis	Fifth Third Mortgage	
1813 Wildwood Avenue	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Cincinnati OH 45227	117-4-217.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 SUSAN C. CASTLE AND HENRY J. COFFEY JR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW A. DAVIS AND WIFE, MARGARET E. HEJTMANCIK, 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 2, BLOCK C, BELMONT TERRACE ANNEX, No 3 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 24, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RUSSELL BARENBERG TO SUSAN C. CASTLE AS RECORDED ON THE 20TH DAY OF FEBRUARY, 2002 IN INSTRUMENT NO. 20020220-0021810 AND WARRANTY DEED FROM WILLIAM F. DAVIDSON, JR. AND WIFE, BARBARA LYNNE CARROLL TO RUSSELL BARENBERG AND WIFE, SUSAN CASTLE AS RECORDED ON THE 3RD DAY OF MARCH, 1986 IN BOOK 6794, PAGE 565, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

HENRY J. COFFEY JR. JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1130, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1813 Wildwood Avenue, Nashville, Tennessee 37212
(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:T20100033100 DEEDWARR
Recvd: 06/02/10 08:57 2 pgs
Fees:13.00 Taxes:1517.00

20100602-0042229

Witness my/our hand(s) this 24th day of May, 2010.

Susan C. Castle

Henry J. Coffey Jr. by Susan C. Castle attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan C. Castle, 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 24th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of May, 2010, before me personally appeared Henry Coffey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan C. Castle and who acknowledged he/she/they executed the same as the free act and deed of the said Henry J. Coffey Jr.

*Henry J. Coffey, Jr.

Witness my hand and official seal, this the 24th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10

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