Return TO:
Foundation Title
30 Burton Hills Blvd #175
Nashville, TN 37215

WARRANTY DEED

R-GL-10-1223

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May 2010.

Notary Public

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

BUTCHKO-TURNER-SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Comm. Expires September 15, 2010

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
Rochelle Chenowith	Same	
1223 Preston Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		83-4-140.00
(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, we DAVID SCOTT HART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROCHELLE CHENOWITH, 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 8, ROSEBANK PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 26, 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 TO DAVID SCOTT HART BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2006-HE1, RECORDED ON THE 7TH DAY OF OCTOBER, 2009 IN INSTRUMENT NO. 20091007-0093370, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN PLAT OF RECORD IN PLAT BOOK 1835, PAGE 26; COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1223 Preston Drive, Nashville, Tennessee 37206
(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: T20100033296 DEEDWARR
Recvd: 06/02/10 13:32 2 pgs
Fees: 13.00 Taxes: 547.60
20100602-0042451

Witness my/our hand(s) this 28th day of May, 2010.

David Scott Hart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Scott Hart, 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 28th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2803