Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

G-VRE-10-0901

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
Jarrod F. Craig	Regions Bank (NAME)	
901 Magnolia Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	142-11-B 8.00 CO
(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 MARK ANDREW WOLLAEGER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JARROD F. CRAIG AND JULIA S. HOSKINS, HUSBAND AND WIFE, 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, MAGNOLIA PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 729, 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 LON MAR WILHELMS TO MARK ANDREW WOLLAEGER AS RECORDED ON THE 17TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041117-0138302 AND WARRANTY DEED FROM JEROME ROSENBLUM AND FRED YAZDIAN, PARTNERS TO MARK A. WOLLAEGER AND WIFE, LON M. WILHELMS AS RECORDED ON THE 31ST DAY OF JULY, 1995 IN BOOK 9745, PAGE 178, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 7900, PAGE 729; BOOK 9700, PAGE 220; BOOK 9367, PAGE 807; BOOK 9367, PAGE 819; BOOK 7788, PAGE 977; AND BOOK 7803, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 901 Magnolia Court, Nashville, Tennessee 37221
(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:T20100034146 DEEDWARR
Recvd: 06/04/10 14:31 2 pgs
Fees:13.00 Taxes:810.30
20100604-0043598

Witness my/our hand(s) this 1st day of June, 2010.

Mark Andrew Wollaeger

STATE OF Tennessee
COUNTY OF Davidson

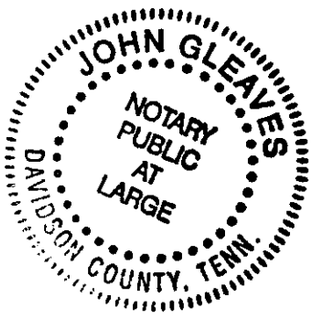
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Andrew Wollaeger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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