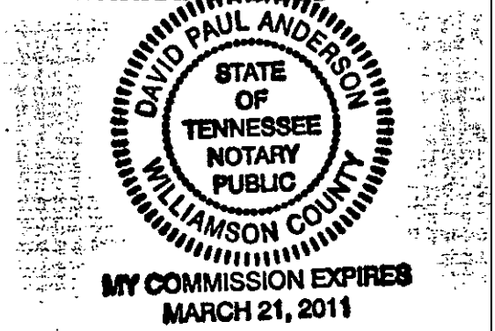
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

William S Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF JUNE, 2010.

David Paul Anderson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Scott Bush	Beacon Federal	
(NAME)	(NAME)	
215 Chamberlin Street	6611 Manlius Center Road	104-01-0-049.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	East Syracuse, NY 13057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Richard Ira Karpay and wife, Barbara Canfield Karpay**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Scott Bush, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 of Block 27 on the Plan of Plummer Place of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne Karpay, an unmarried person, by Deed from Michael S. Marlow and wife, Florence L. Marlow, dated June 17, 2003, and recorded June 20, 2003, of record in Instrument No. 20030620-0085767, as corrected in Instrument No. 20100510-0035730, Register's Office for Davidson County, Tennessee. The said Anne Karpay having died intestate on January 5, 2008. Being the same property conveyed to Richard Ira Karpay and wife, Barbara Canfield Karpay by Affidavit of Heirship recorded August 19, 2008, of record in Instrument No. 20080819-0084998, said Register's Office.

The above description is the same as the prior Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

BILL GARRETT, Davidson County
Trans:T20100035011 DEEDWARR
Recvd: 06/09/10 09:27 2 pgs
Fees:13.00 Taxes:510.60
20100609-0044666

unimproved

This is improved ✓ property, known as 215 Chamberlin Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 3 day of June, 2010.

Richard Ira Karpay

Barbara Canfield Karpay

STATE OF Florida
COUNTY OF Pasco

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Ira Karpay and wife, Barbara Canfield Karpay, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Lutz FL, this the 3rd day of June, 2010.

Darla J. Sarhaddi
NOTARY PUBLIC

My Commission Expires: _____

DARLA J. SARHADDI
Notary Public, State of Florida
My Commission Expires July 21, 2012
Commission # DD 801109