THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20100036070 DEEDWARR
Recvd: 06/15/10 07:38 2 pgs
Fees:13.00 Taxes:181.30
20100615-0046206

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
MARVIN REDIKER	SAME	07107022700
318 EDWIN STREET		
NASHVILLE, TENNESSEE 37207		

FOR AND IN 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, **Vanderbilt Mortgage and Finance, Inc.**, hereinafter called the Grantor, have, this day and date written below, bargained and sold, and by these presents do transfer and convey unto **Marvin Rediker, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING THE EASTERLY 75 FEET OF LOT NO. 32 ON THE PLAN OF TRINITY HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 4, REGISTER'S OFFICE FOR SAID COUNTY.

SAID EASTERLY 75 FEET OF LOT NO. 32 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF EDWIN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 166 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO VANDERBILT MORTGAGE AND FINANCE, INC. FROM RICKY L LAMB, AN UNMARRIED MAN BY DEED IN LIEU OF FORECLOSURE, DATED 10/5/2009, AND RECORDED 2/16/2010 IN INSTRUMENT #20100216-0011754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

There is included in this conveyance a 2001 Mobile Home, Serial Number HOGA 20K01828AB, located on the within described property and made a part thereof.

This description was taken from the previous deed of record.

Subject to any and all existing easements, setback lines and restrictive covenants both visible and of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 318 EDWIN STREET, NASHVILLE, TENNESSEE 37207.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 10th day of JUNE, 2010.

PROPERTY ADDRESS: 318 EDWIN STREET, NASHVILLE, TENNESSEE 37207.

Joseph A. Johnson

Seller: Vanderbilt Mortgage and Finance, Inc.
By: Joseph A. Johnson
Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Blount

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph A. Johnson, 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 authorized agent of Vanderbilt Mortgage and Finance, Inc. a Tennessee Corporation, the within named bargainor, and that he as such authorized agent of Vanderbilt Mortgage and Finance, Inc., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such authorized agent of Vanderbilt Mortgage and Finance, Inc.

Witness my hand and seal, this 9th day of JUNE, 2010.

JESSICA DAVIS STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY

NOTARY PUBLIC

My Commission Expires: 2-25-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $49,000.00

Marvin Rediker
Affiant

Subscribed and sworn to before me this 10th day of JUNE, 2010.

S. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 02-24-14