WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-10-0313

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
Vicente Vincente S. Maratita	New Owner	
313 Jayme Mika Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		022-02-0-035.00
(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 GREGORY L. RUSKIN AND HOLLY J. RUSKIN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VINCENTE S. MARATITA AND DOLORES D. MARATITA, 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 42, CHASE POINT, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 625, 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 GREGORY L. RUSKIN AND HOLLY J. RUSKIN, HUSBAND AND WIFE BY WARRANTY DEED FROM FOX RIDGE HOMES, INC., RECORDED ON THE 7TH DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006070056839, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGE 625; BOOK 9948, PAGE 904; BOOK 10604, PAGE 147; BOOK 10693, PAGE 707; BOOK 10693, PAGE 711; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 313 Jayme Mika Court, Joelton, Tennessee 37080
(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:T20100036829 DEEDWARR
Recvd: 06/17/10 09:45 2 pgs
Fees:13.00 Taxes:599.40
20100617-0047061

Witness my/our hand(s) this 11th day of June, 2010.

Gregory L. Ruskin

Holly J Ruskin by Greg L. Ruskin as Attorney in fact

Holly J. Ruskin by Greg L. Ruskin as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of June, 2010, before me personally appeared Greg L. Ruskin 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 Holly J. Ruskin, husband and wife and who acknowledged he/she/they executed the same as the free act and deed of the said Holly J. Ruskin, husband and wife.

Witness my hand and official seal, this the 11th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of June, 2010, before me personally appeared Gregory L. Ruskin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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