WARRANTY DEED

R-HD-10-1116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

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
Elizabeth R. Carter	Access National Mortgage	
1116 Chester Avenue (ADDRESS)	(NAME) 1800 Robert Fulton Dr # 350 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	72-14-81.00

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 A PLACE IN THE SUN, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH R. CARTER , UNMARRIED, 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 10, MAP OF CHESTERFIELD PLACE, BEING A SUBDIVISION OF MRS. S.H. CHESTER'S HOME PLACE ON THE GALLATIN PIKE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 147, 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 A PLACE IN THE SUN, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM DONALD R. THOMPSON AND WIFE, BARBARA H. THOMPSON, RECORDED ON THE 9TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060809-0097769, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 147; 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 1116 Chester Avenue, 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:T20100041034 DEEDWARR
Recvd: 07/06/10 08:22 2 pgs
Fees:13.00 Taxes:614.20
20100706-0052451

Witness my/our hand(s) this 30th day of June, 2010.

A Place in the Sun, Inc., a Tennessee corporation

BY: : 1096 _____
Tina Tsui, President 28 09-15-20(

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A Place in the Sun, Inc., a Tennessee corporation, 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 30th day of June, 2010.

_____
Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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

State of TN
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tina Tsui, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to the the President of A Place in the Sun, Inc., a Tennessee Corporation, the within named bargainor(s), and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal, this the 30th day of June, 2010.

_____
Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012