WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-21-10

(AFFIX SEAL)

AMY CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

R-ER-10-7812

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
Amanda Berger	Owner	
7812 Dan Kestner Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		128-10-248.00
(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 SCOTT J. LYNN AND WIFE, JULIE G. LYNN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA BERGER and Brad A. Berger *, 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:

* wife and husband

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18, MEADE VUE SUBDIVISION, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 58, 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 SCOTT J. LYNN AND WIFE, JULIE G. LYNN BY WARRANTY DEED FROM BRIAN ROMANOWSKI AND WIFE, BETH ROMANOWSKI, RECORDED ON THE 6TH DAY OF APRIL, 1999 IN BOOK 11418, PAGE 617, 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 58; BOOK 7461, PAGE 462; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 7812 Dan Kestner 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: T20100041616 DEEDWARR
Recvd: 07/07/10 13:49 2 pgs
Fees: 13.00 Taxes: 777.00

20100707-0053230

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

Scott J. Lynn

Julie G. Lynn

STATE OF Tennessee
COUNTY OF Davidson

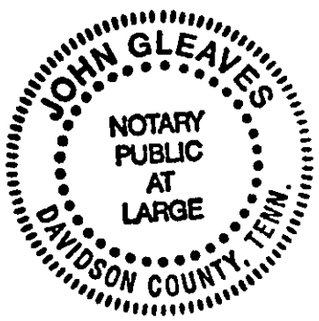
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie G. Lynn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

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

Notary Public

My Commission Expires: 7-21-10

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

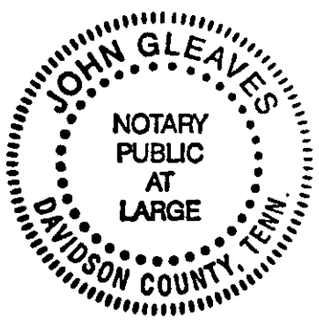
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott J. Lynn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

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

Notary Public

My Commission Expires: 7-21-10

(SEAL)



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