WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: JULY 5, 2011

(AFFIX SEAL)

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRE-10-5210

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
Bruce Anthony Saunders	FANC (NAME)	
5210 Dakota Avenue (ADDRESS)	501 Corporate Center Dr. Suite 400 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	91-15-145.00

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, I/we MARSEY WALLER AND HUSBAND, MIKE DEVOTO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRUCE ANTHONY SAUNDERS, 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 THE WESTERLY 60 FEET OF THE SOUTHERLY 150 FEET OF BLOCK 15 ON THE MAP OF REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF BLOCK 15 FRONTS 60 FEET ON THE NORTHERLY SIDE OF DAKOTA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 53RD AVENUE NORTH, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARSEY WALLER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM JOHN C. JENNINGS AND JERELYN W. JENNINGS, HUSBAND AND WIFE, RECORDED ON THE 28TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040728-0090290, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID MARSEY WALLER HAVING SINCE MARRIED MIKE DEVOTO. MIKE DEVOTO JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO MATTERS APPEARING IN PLAT BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 5210 Dakota Avenue, Nashville, Tennessee 37209
(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:T20100042291 DEEDWARR
Recvd: 07/09/10 16:08 2 pgs
Fees:13.00 Taxes:728.90

20100709-0054062

Witness my/our hand(s) this 9th day of July, 2010.

Marsey Waller by John Gleaves, attorney-in-fact
pursuant to Specific Power of Attorney dated June 25, 2010 and recorded in Instrument No. 20100709-0054061, Register's Office for Davidson County, Tennessee.

Mike Devoto by John Gleaves, attorney-in-fact
pursuant to Specific Power of Attorney dated June 25, 2010 and recorded in Instrument No. 20100709-0054061, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of July, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-fact on behalf of Marsey Waller and Mike Devoto and who acknowledged he/she/they executed the same as the free act and deed of the said Marsey Waller and Mike Devoto.

Witness my hand and official seal, this the 9th day of July, 2010.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

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