WARRANTY DEED

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Ste 400
Nashville, Tennessee 37203

R-ER-10-1607

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

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
Dani R. Heileman	Wells Fargo Bank, N.A.	
1607 Jewell Street	(NAME) P.O. Box 660455	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dallas, TX. 75266-0455	72-9-75.00
(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 TROY SHAFER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANI R. HEILEMAN , A SINGLE PERSON, 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 118, VICTORY HEIGHTS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 97, 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 TROY SHAFER, AN UNMARRIED PERSON BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005EFC4, RECORDED ON THE 30TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091230-0118292, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005EFC4, BY SUBSTITUTE TRUSTEE'S DEED, DATED NOVEMBER 12, 2009 AND RECORDED ON NOVEMBER 17, 2009 IN INSTRUMENT NO. 20091117-0105722, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; AND B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 97; BOOK 3990, PAGE 878; 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 1607 Jewell Street, Nashville, Tennessee 37217
(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:T20100045004 DEEDWARR
Recvd: 07/22/10 16:19 2 pgs
Fees:13.00 Taxes:471.75
20100722-0057613

Witness my/our hand(s) this 21st day of July, 2010.

Troy Shafer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Shafer, 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 21st day of July, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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