39B

WARRANTY DEED

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-VRE-10-0916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-8-2012
(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: (NAME)	MAP-PARCEL NUMBERS
Lawrence P. Kleuser	SunTrust Mortgage	
916 Gilmore Avenue	401 Commerce St #1600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37219	118-1-276.01
(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 JARED S. REYNOLDS AND WIFE, LAURA REYNOLDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWRENCE P. KLEUSER AND NATALIE M. CAMPO, 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 NO. 37 AND THE EASTERLY 2 FEET OF LOT NO. 38 ON THE PLAN OF MONTROSE PLACE OF RECORD IN PLAT BOOK 57, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 AND PART OF LOT NO. 38 FRONT TOGETHER 52 FEET ON THE NORTHERLY MARGIN OF GILMORE AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JARED S. REYNOLDS AND WIFE, LAURA REYNOLDS BY WARRANTY DEED FROM JOHN C. WEHBY AND WIFE, ANN T. WEHBY, RECORDED ON THE 26TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080626-0065843, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE 93; INSTRUMENT NO. 20090603-0051285 AND INSTRUMENT NO. 20080522-0052580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 916 Gilmore Avenue, Nashville, Tennessee 37204
(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:T20100048046 DEEDWARR
Recvd: 08/04/10 12:54 2 pgs
Fees:13.00 Taxes:1801.90
20100804-0061387

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

Jared S. Reynolds by LR attorney in fact
Jared S. Reynolds by Laura Reynolds,
attorney-in-fact

LR
Laura Reynolds

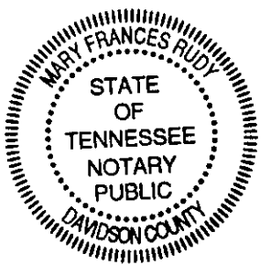
STATE OF Tennessee
COUNTY OF Davidson

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

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

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14



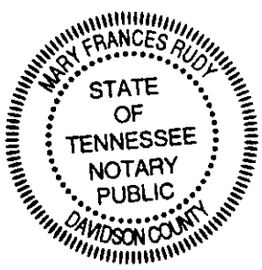
STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2010, before me personally appeared Laura Reynolds 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 Jared S. Reynolds and who acknowledged he/she/they executed the same as the free act and deed of the said Jared S. Reynolds.

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

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14



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