BILL GARRETT, Davidson County
Trans:T20100063238 DEEDWARR
Recvd: 10/06/10 09:34 3 pgs
Fees:18.00 Taxes:2405.00
20101006-0079942

This document prepared by
(and after recording return to):
Real Advantage LLC
Gerri Mihalcin
1000 Commerce Drive, Suite 420
Pittsburgh, PA 15275

Send Tax Statement to:
Richard Jacques
6308 Chickering Woods
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE, made this 28th day of September, 2010, between **FIFTH THIRD MORTGAGE COMPANY,** hereinafter referred to as **Grantor,** and

RICHARD JACQUES, of 6308 Chickering Woods, Nashville, TN 37215, hereinafter referred to as **Grantee,**

WITNESSTH

That for and in consideration of the sum of Six Hundred Fifty Thousand and 00/100 Dollars ($650,000.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and by these presents do transfer and convey unto the GRANTEE, their heirs and assigns, the following described property, to-wit:

The property described as being in the County of Davidson and State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the easterly fifty feet of Lot No. 124 on the plan of Richland Realty Subdivision, Division B, of record in Book 332, page 92, Register's Office for said County.

SAID part of Lot No. 124 fronts 50 feet on the southerly margin of Central Avenue and extends back between parallel lines 192.5 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Fifth Third Mortgage Company by Substitute Trustee's Deed dated September 7, 2007 and recorded February 16, 2010 in Instrument 20100216-0011664 in Davidson County, Tennessee.

Parcel ID: 104 05 0 305.00

Also Known As: 3601 Central Avenue, Nashville, TN 37205

gm

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand the day and year first above written.

GRANTOR: FIFTH THIRD MORTGAGE COMPANY

By: M. B. McCOY
VICE PRESIDENT

State/Commonwealth of
County of

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared M B McCoy with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President for FIFTH THIRD MORTGAGE COMPANY, the within named bargainor, a corporation, and that he/she as such being authorized so to do, executed the foregoing instrument on behalf of FIFTH THIRD MORTGAGE COMPANY for the purposes therein contained by signing the name of the Corporation by themselves as such Vice President.

WITNESS my hand and Notarial Seal at office this 28th day of Sept., 2010.

Notary Public

My Commission expires: 5/21/2014

NOTARY PUBLIC STATE OF OHIO

SUZANNE J. KADASH-BLICK
Notary Public, State of Ohio
My Commission Expires
May 21, 2014

Re: 3601 Central Avenue, Nashville, TN 37205
TAX ID: 104 05 0 305.00

gm

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, their heirs and assigns, forever. And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises as free from all encumbrances, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever. Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.
State/Commonwealth of

County of

The actual consideration or true value, whichever is greater for this transfer is $ 650,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2010

Notary

My commission expires: 11/16/2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy Hilligrove, Notary Public
Carnegie Boro, Allegheny County
My Commission Expires Nov. 6, 2010
Member, Pennsylvania Association of Notaries

Re: 3601 Central Avenue, Nashville, TN 37205
TAX ID: 104 05 0 305.00

gm