This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/08/10 14:12 4 pgs
Fees:23.00 Taxes:773.30
20101008-0081090

ADDRESS NEW OWNER:

Nathan G. Guessetto
Anna E. Hildebrand
700 Mcferrin Ave
Nashville, TN 37206

SEND TAX BILL:

Mortgagee

MORTGAGEE:

Regions Bank DBA Regions
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:

82-8-275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lara Fray, n/k/a Lara Bauchiero, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Nathan G. Guessetto, unmarried, and Anna E. Hildebrand, unmarried, as tenants in common with the right of survivorship**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of J. W. Hart's Addition to East Nashville, of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Lara Fray, an unmarried woman by deed from Timothy Keneflick and Stephen H. Gottschamer of record as Instrument No. 20071127-0137750, in the Register's Office for Davidson County, Tennessee, dated November 16, 2007. The said Lara Fray has since married and is now known as Lara Bauchiero.

This is not now nor has it ever been the primary residence of the Grantor herein.

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

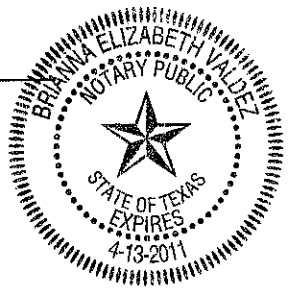
This is improved property known as 700 Mcferrin Ave, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 7 day of October, 2010.

Lara Bauchiero

Lara Bauchiero



STATE OF Texas)
COUNTY OF Travis)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lara Bauchiero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of October, 2010.

Brianna Elizabeth Valdez

Notary Public

My Commission Expires: 4/13/11

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $209,000.00.

AFFIANT

Subscribed and sworn to before me
this 8 day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

