THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091296** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2010. Notary Public My Commission Expires: 11/26/10

WARRANTY DEED

Address New Owner: Earl R. Dworak and Katheryn Dworak 209 Scott Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-06 148.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Romine and husband, Mohan Sathyamoorthy as tenants by the entirety** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earl R. Dworak and wife, Katheryn Dworak,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 and the Southerly 15.0 feet of Lot No. 17 on the map of Beaumont Place, of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee. Said Lot No. 18 and part of Lot No. 17 front together 65.0 feet on the Westerly side of Scott Avenue and run back 179 feet 6 inches on the Southerly line and 183.0 feet, more or less, on the Northerly line to an alley and measure 65 feet 2 inches thereon.

Being the same property conveyed by Quitclaim Deed from Samuel F. Anderson, Trustee to Heather Romine and husband, Mohan Sathyamoorthy, as tenants by the entirety as recorded on the 9th day of July, 2003 in Instrument No. 20030709-0094811; Quit Claim Deed from Andrew Maraniss to Heather Romine as recorded on the 19th day of March, 2002 in Instrument No. 20020319-0034008 and Warranty Deed from John B. Clancy, unmarried to Andrew Maraniss and Heather Romine, husband and wife as recorded on the 2nd day of July, 1999 in Deed Book 11556, Page 254, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BEAUMONT PLACE, as recorded in Plat Book 332, Page(s) 38, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20100067844 DEEDWARR
Recvd: 10/26/10 13:11 2 pgs
Fees:13.00 Taxes:736.30
20101026-0085665

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 209 Scott Avenue Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2010.

Heather Romine by Betsy Moran Attorney In Fact
Heather Romine by Betsy Moran, her attorney in fact

Mohan Sathyamoorthy by Betsy Moran Attorney in Fact
Mohan Sathyamoorthy by Betsy Moran, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betsy Moran,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Heather Romine and Mohan Sathyamoorthy,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of October, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER