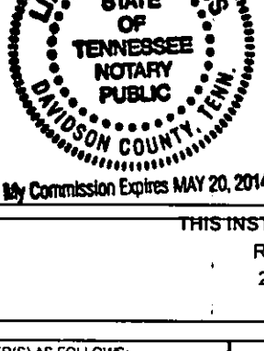
WARRANTY DEED



G-VRE-10-1109

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-2014
(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:	MAP-PARCEL NUMBERS
Marshall Bryan		
1109 Clayton Avenue	(NAME) (Same)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		118-5-34.00
(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 STEPHANIE GREENFIELD, FKA STEPHANIE M. GERAMI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARSHALL BRYAN AND EMILY BACON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 THE WEST 65 FEET OF LOT 21 ON THE MAP OF THE SUBDIVISION OF THE SOUTH PART OF DR. L. G. NOEL'S PROPERTY AS OF RECORD IN BOOK 547, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: SAID PART OF SAID LOT NO. 21 FRONTS 65 FEET ON THE SOUTHERLY SIDE OF CLAYTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

THE SAID PETER GREENFIELD JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE M. GERAMI, UNMARRIED BY WARRANTY DEED FROM JAMES G. EASTER, JR. AND WIFE, BETH C. ALEXANDER EASTER, RECORDED ON THE 2ND DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031002-0145787, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 105; 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 1109 Clayton 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:T20100069928 DEEDWARR
Recvd: 11/03/10 15:51 2 pgs
Fees:13.00 Taxes:1295.00
20101103-0088284

Witness my/our hand(s) this 3rd day of November, 2010.

Stephanie Greenfield

Peter Greenfield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Greenfield and Peter Greenfield, 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 3rd day of November, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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