Davidson County DEEDWARR
Recvd: 12/30/10 11:13 3 pgs
Fees:18.00 Taxes:2497.50
20101230-0103918

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 5362-12

ADDRESS NEW OWNER:
Vivienne E. Ruddock
253 Jackson Meadow Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 1986
Memphis, TN 38101

MAP 06415001200
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DayStar Lending, Inc.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daystar Management, LLC**, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Resubdivision of Lots 12, 13, & 14 and Lot 1 Resubdivision of Lot 15, 16, & 17, Andrew Jackson Business Park, Phase II, of record in Instrument No. 20010831-0094800, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daystar Lending, Inc. by deed from Charles E. Dale and wife, Jocelyn S. Dale dated June 14, 2006, of record in Instrument No. 20060616-0072096, Register's Office for Davidson County, Tennessee.

This is improved property known as 253 Jackson Meadow Drive, Hermitage, Tennessee 37076. Possession is to be given on December 29, 2010.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of December, 2010.

DayStar Lending, Inc.

By: Joycelyn S. Dale, President

By: Charles E. Dale, Vice-President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Joycelyn S. Dale** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **President of DayStar Lending, Inc.,** the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 29th day of December, 2010.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Charles E. Dale** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Vice-President of DayStar Lending, Inc.,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 29th day of December, 2010.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$675,000.00**.

Vivienne Ruddock
AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2010.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 7-8-2012

CINDY M. BLEVINS NOTARY PUBLIC TENNESSEE