BILL GARRETT, Davidson County
Trans:T20110008986 DEEDWARR
Recvd: 02/11/11 15:25 2 pgs
Fees:13.00 Taxes:1202.50

20110211-0012183

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRE-10-2009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(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
Leonard Amdur	Leonard Amdur	
2009 19th Avenue South (ADDRESS)	(NAME) 2009 19th Avenue South (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-12-163.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THERESA THOMAS, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEONARD AMDUR, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING THE NORTHERLY ONE-HALF OF LOT NO. 31 ON THE REVISED MAP OF GEORGE W. BLAIRS BELMONT HEIGHTS SUBDIVISION, OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 31 FRONTS 50 FEET ON THE WESTERLY SIDE OF 19TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 189 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THERESA THOMAS, A SINGLE PERSON BY WARRANTY DEED FROM ELEANOR L. CALLAHAN, A SINGLE PERSON, RECORDED ON THE 5TH DAY OF JUNE, 1985 IN BOOK 6573, PAGE 893, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2009 19th Avenue South, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 19th day of May, 2010.

Theresa Thomas by Jennifer A Dobson attorney-in-fact

Theresa Thomas by Jennifer A. Dobson,
attorney-in-fact

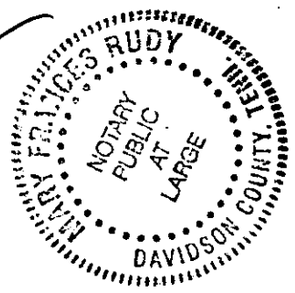
STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of May, 2010, before me personally appeared Jennifer A. Dobson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Theresa Thomas, a single person and who acknowledged he/she/they executed the same as the free act and deed of the said Theresa Thomas, a single person.

Witness my hand and official seal, this the 19th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10



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