WARRANTY DEED P-53-11-3105	STATE OF Tennessee COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00 Affiant Subscribed and sworn to before me, this 10th DAY OF March, 2011 Notary Public MY COMMISSION EXPIRES: 5-20-14 (AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office 1896 General George Patton Drive Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay J. Hoffman	Fifth Third Mortgage Company	
3105 Oxford Street (ADDRESS)	5001 Kingsley Drive MD:1MOCBQ (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	072 07 0 138.00

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, we ROBERT E. DUEITT, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSAY J. HOFFMAN , UNMARRIED, 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 southerly 50 feet of Lots No. 62 and 63, on the Map of Kenmore Place, of record in Plat Book 332, Pages 32 & 33, Register's Office for Davidson County, Tennessee.SAID part of Lots 62 and 63 front 50 feet on the westerly margin of Oxford Street and extend back between parallel lines measuring 200 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to ROBERT E. DUEITT, JR., UNMARRIED by Deed from JAMES E. ELLIOTT AND WIFE, TERESA A. ELLIOTT, dated 08/05/1999 and filed for record on 08/06/1999 in Book 11609, Page 927, Register's Office for DAVIDSON County, Tennessee.

unimproved ( )

This is improved (X) property, known as 3105 OXFORD ST, NASHVILLE, Tennessee 37216-0322
(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 10th day of March, 2011.

Robert E. Dueitt, Jr.

BILL GARRETT, Davidson County
Trans:T20110016014 DEEDWARR
Recvd: 03/17/11 16:04 2 pgs
Fees:13.00 Taxes:251.60
20110317-0021176

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 10th day of March, 2011, before me personally appeared Robert E. Dueitt, Jr., unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of March, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959