WARRANTY DEED

R-VRES-11-2110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,729.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Evi Bruster	SWBC Mortgage ISAOA	
2110 12th Avenue South (ADDRESS)	9311 San Pedro #100 (NAME)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	San Antonia, TX 78216 (ADDRESS) (CITY) (STATE) (ZIP)	105-13-181.00

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 JESSICA CARDINALE, MARRIED, AND DAVIS TRACY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVI BRUSTER AND HUSBAND, DAVID T. BRUSTER, 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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 40 FEET OF LOT "B" AND THE SOUTHERLY 10 FEET OF LOT "A" ON AN UNRECORDED PLAN SHOWING A SUBDIVISION OF PART OF THE M. B. MCALLISTER HOME PLACE ON THE 12TH AVENUE, SOUTH, THE PLAN OF THE MCALLISTER PROPERTY APPEARS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS "A" AND "B" FRONTING TOGETHER 50 FEET ON THE EASTERLY SIDE OF 12TH AVENUE, SOUTH, FORMERLY KAYNE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, LESS LAND CONVEYED IN DEED OF RECORD IN BOOK 4733, PAGE 75, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JESSICA CARDINALE, MARTHA L. WILLIAMS AND DAVIS TRACY TO JESSICA CARDINALE AND DAVIS TRACY AS RECORDED ON THE 5TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081105-0110264 AND WARRANTY DEED FROM WILLIAM SHELTON MCELROY, AN UNMARRIED PERSON TO JESSICA CARDINALE AND MARTHA L. WILLIAMS AND DAVIS TRACY AS RECORDED. ON THE 2ND DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030102-0000606, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 10; BOOK 4733, PAGE 75; SAID REGISER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF EITHER OF THE GRANTORS HEREIN.

unimproved ( )
This is improved (X) property, known as 2110 12th Avenue South, 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:T20110042831 DEEDWARR
Recvd: 07/15/11 15:51 2 pgs
Fees:13.00 Taxes:1053.50

20110715-0054405

Witness my/our hand(s) this 30th day of June, 2011.

⊗ Jessica Cardinale by Davis Tracy as Attorney in Fact
Jessica Cardinale by Davis Tracy as Attorney in Fact

⊗ Davis Tracy
Davis Tracy

STATE OF Pennsylvania

COUNTY OF Cumberland

Before me personally appeared Davis Tracy 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 30TH day of June, 2011.

Larry L. Morrison
Notary Public

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Larry L. Morrison, Notary Public
South Middleton Twp., Cumberland County
My Commission Expires June 27, 2014
Member, Pennsylvania Association of Notaries



STATE OF Pennsylvania

COUNTY OF: Cumberland

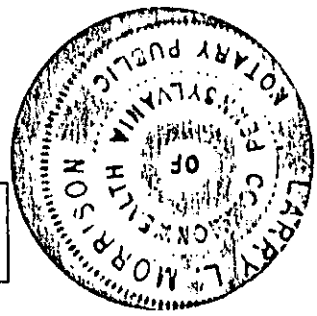
Before me personally appeared Davis Tracy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jessica Cardinale and who acknowledged he/she/they executed the same as the free act and deed of the said Jessica Cardinale.

Witness my hand and official seal, this the 30TH day of June, 2011.

Larry L. Morrison
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Larry L. Morrison, Notary Public
South Middleton Twp., Cumberland County
My Commission Expires June 27, 2014
Member, Pennsylvania Association of Notaries



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