WARRANTY DEED

Return to: Realty Title & Escrow
1285 ~~808~~ N. Mt. Juliet Rd
Mt. Juliet, TN 37122

R-VRES-11-1525

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 06/23/14

(AFFIX SEAL)

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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
Robert Ramenofsky	Peoples Home Equity (NAME)	
1525 Douglas Avenue	213 Ward Circle, #201 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	72-14-233.00

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, I/we DONNA DELSENI AKA DONNA L. DELSENI AKA DONNA LEE DELSENI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT RAMENOFSKY, ~~an~~ unmarried man, 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 LOT 65, DR. E.T. BROWN'S SUBDIVISION OF LOTS 21-26, BROWNSVILLE ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 91, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DONNA L. DELSENI, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DEBORAH PETERS THOMAS, AN UNMARRIED WOMAN, DBA CLASSIC RENOVATIONS AND AMY GEORGIADES, AN UNMARRIED WOMAN, RECORDED ON THE 8TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060808-0097426, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DONNA L. DELSENI AND DONNA LEE DELSENI AND DONNA DELSENI ARE ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 91; 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 1525 Douglas Avenue, Nashville, Tennessee 37206
(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:T20110048930 DEEDWARR
Recvd: 08/10/11 10:13 2 pgs
Fees:13.00 Taxes:727.05
20110810-0061562

Witness my/our hand(s) this 8th day of August, 2011.

Donna Delseni by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of August, 2011, before me personally appeared JOHN GLEAVES 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 Donna Delseni AKA Donna L. Delseni AKA Donna Lee Delseni, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Donna Delseni AKA Donna L. Delseni AKA Donna Lee Delseni, unmarried.

Witness my hand and official seal, this the 8th day of August, 2011.

Notary Public

My Commission Expires: 05.10.12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 10, 2012

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