WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/30/2015

(AFFIX SEAL)

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

R-JE-11-932

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
Ronald E. Lawson, II	New Owner	
932 Wemberton Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		108-04-043.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOHN ELDRIDGE, III AND STEVE KYLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD E. LAWSON, II, 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 LOT NO. 78 ON THE PLAN OF LARCHWOOD (RESUBDIVISION), SECTION TWO, OF RECORD IN PLAT BOOK 5200, PAGES 207 & 208, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN ELDRIDGE, III AND STEVE KYLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM REBECCA J. DRIVER FORMERLY KNOWN AS REBECCA J. RITTER, UNMARRIED OF RECORD IN INSTRUMENT NUMBER 20110218-0013842, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 15, 2011.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE FOR JOHN ELDRIDGE, III OR STEVE KYLE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGES 207 & 208 AND BOOK 5479, PAGE 443, REVISED IN BOOK 5681, PAGE 532, AMENDED IN BOOK 5688, PAGE 696, AND FURTHER REVISED IN BOOK 6011, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 932 Wemberton Drive, Nashville, Tennessee 37214
(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:T20120026474 DEEDWARR
Recvd: 04/11/12 14:18 2 pgs
Fees:13.00 Taxes:517.63

20120411-0031099

Witness my/our hand(s) this 30th day of March, 2012.

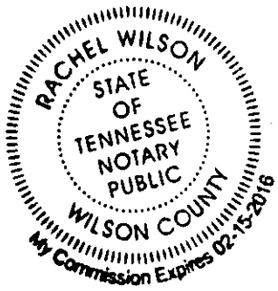
John Eldridge, III

Steve Kyle by John Eldridge, III,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2012, before me personally appeared John Eldridge, III 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 March, 2012.



Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2012, before me personally appeared John Eldridge, III 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 Steve Kyle and who acknowledged he/she/they executed the same as the free act and deed of the said Steve Kyle.

Witness my hand and official seal, this the 30th day of March, 2012.



Notary Public

My Commission Expires:

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