

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$176,400.00 Kasey Brandeen
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|25 DAY OF May, 2007.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/15/10
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darin & Rebecca J. Morrissey 2401 Fairbrook Drive Nashville, TN 37214	Primary Residental Mortgage 4750 West Wiley Post Way Salt Lake City, UT 84116	Map 73.07 Parcel 55

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Juan M. Garcia, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rebecca J. Morrissey and husband, Darin J. Morrissey

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 376 ON THE PLAN OF SUNSET VIEW, SECTION VI, OF RECORD IN BOOK 2900, PAGE 54 AND 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JUAN M. GARCIA, MARRIED BY DEED FROM OLDHAM INVESTMENT PROPERTIES, LLC, DATED JULY 27, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20050729-0088925, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is not nor has ever been the principal residence of the Grantor or the spouse of the Grantor herein.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 54 and 55, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2995, Page 413, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2401 Fairbrook Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 25th day of May, 2007.

Juan M. Garcia

Davidson County DEEDWARR
Recvd: 05/29/07 12:27 2 pgs
Fees:13.00 Taxes:652.68

20070529-0063396

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Juan M. Garcia, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2007.

Donna C. Plank
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076