[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Terrance Andre Hurd	New Owner	Map/Parcel
500 Eversholt Court		09316006800
Anitoch, TN 37013		07-05-12991

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Omar Melo, a single person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Terrance Andre Hurd, a single person,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 2 feet of the westerly 32 feet of Lot No. 107 and the westerly 32 feet of Lot Nos. 108 and 109 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Omar Melo, a single person, by Warranty Deed from John Grayson and wife, Linda Grayson recorded on the 22nd day of November, 2005, of record in Instrument No. 20051122-0141327, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plan in Plan Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

3. Deed of Trust from Ormar Melo to First Title Corporation, Trustee, for CB, Inv.. A Delaware Corporation, recorded in Instrument No.20051122-0141327, Register's Office for Davidson County, Tennessee, in the original amount of $74,160.00.

4. Deed of Trust from Ormar Melo to Saturn and Mazer Title Services, Inc., Trustee, for BNC Mortgage, Inc. a Delaware Corporation, recorded in Instrument No.20070222-0021886, Register's Office for Davidson County, Tennessee, in the original amount of $67,200.00.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee agrees to make all payments when due under the Deed of Trust listed above and to perform all obligations thereunder.

This is improved property commonly known as: 42 Fain Street, Nashville, TN 37210

This is not the primary residence of the Grantor.

Davidson County DEEDWARR
Recvd: 06/11/07 14:02 2 pgs
Fees:13.00 Taxes:299.70
20070611-0069849

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $81,000.00

Affiant

Subscribed and sworn to before me
this 6th day of June, 2007

My Commission Expires 02/26/2011
My Commission Expires: _____

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this _____ day of June, 2007.

By: _____
Omar Melo

State of UTAH

County of SALT LAKE

Personally appeared before me, a Notary Public for the State and County aforesaid, **Omar Melo,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of June, 2007.

NOTARY PUBLIC
SHELDON ROBERTS
125 W 10600 S
Sandy, UT 84070
My Commission Expires
December 6, 2010
STATE OF UTAH

Notary Public

My commission expires: 12/6/2010