Davidson County DEEDWARR
Recvd: 07/10/07 08:20 2 pgs
Fees:13.00 Taxes:1102.60
20070710-0081895

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Seth McInteer
1416 5th Avenue North
Nashville, TN 37208

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Flagstar Bank, FSB
P.O. Box 7026
Troy, MI 48007-7026

MAP AND PARCEL:
082-09-0B-004.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Noel L. Concepcion, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Seth McInteer, unmarried** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4, together with a designated parking space at the rear of Lot 7, on the Plan of Re-Subdivision of Lots 63 and 64 of D. T. McGavock's First Addition, 3rd Revision, of record as Instrument No. 20020802-0092923, 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 NOEL L. CONCEPCION by deed from INTOWN PROPERTIES, L.L.C. of record as Instrument No. 20030801-0109542, dated July 3, 2003, Register's Office for Davidson County, Tennessee.
>
> Beatrice Benito Concepcion joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Noel L. Concepcion.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1416 5th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 3rd day of July, 2007.

Noel L. Concepcion, by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20070710008189 3, Register's Office for Davidson County, Tennessee.

Beatrice Benito Concepcion, by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20070710008189 4, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, ERIC JOHNSON, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of NOEL L. CONCEPCION AND BEATRICE BENITO CONCEPCION and who acknowledged that he executed the same as the free act and deed of NOEL L. CONCEPCION AND BEATRICE BENITO CONCEPCION.

Witness my hand and official seal this 3rd day of July, 2007.

Notary Public

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $298,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of July, 2007.

NOTARY PUBLIC

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008