THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27284-12-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $133,500.00. Affiant Subscribed and sworn to before me this 21st day of December, 2007. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Michael S. Upchurch 1706 Electric Avenue Nashville, TN 37206	**Send Tax Bills To:** SunTrust mortgage, Inc 403 Corporate Center Drive Stockbridge, GA 30281	**Tax Information:** Map and Parcel No.:09402007700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy S. Jones, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael S. Upchurch, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1706 Electric Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 2007.

Roy S. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roy S. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 12/31/07 12:56 2 pgs
Fees:13.00 Taxes:493.95

20071231-0149097

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of United Electric Railway's Addition to East Nashville as of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee to which plan reference is made fore a more complete description.

Being the same property conveyed to Roy S. Jones by deed dated July 2, 2007 from Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-4 of record in Instrument No. 20070727-0089173, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 161, page 8, Register's Office for Davidson County, Tennessee.