WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/08 10:47 2 pgs
Fees:13.00 Taxes:442.15

20080813-0083316

State of Tennessee)
County of Sumner)

G#4022-2

The actual consideration or value, whichever is greater, for this transfer is **$119,500.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2008.

Notary Public

My commission expires: 8/23/09

(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KYLE M. TWILLEY	Equity Services, Inc.	**Map 053-08-0, Parcel 127.00**
403 30th Street	5711 Six Forks Rd., Ste. 303	
Old Hickory, TN 37138	Raleigh, NC 27609	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

M & W REAL ESTATE SOLUTIONS, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KYLE M. TWILLEY, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying Davidson County, Tennessee, described as follow, to wit:

BEING Lot No. 8 and part of Lot No. 9, of Block 20, on the Plan of Dabbs and Elliot Subdivision as shown on the plat of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 and part of Lot No. 9 adjoin and front together 60 feet on the northwesterly side of 30 Street and run back between parallel lines 144 feet to an alley.

BEING the same property conveyed to M & W Real Estate Solutions, LLC, by Special Warranty Deed dated March 13th, 2008, from Homesales, Inc., by its duly authorized attorney-in-fact, National Default REO Services, LLC, D/B/A First American Asset Closing Services, of record in Instrument No. 20080331-0031520, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to sewerage restrictions as set out in the Deed of record in Book 1338, Page 186, said Register's Office; and is furthur subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **403 30th Street, Old Hickory, TN 37138**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer(s) this 11th day of August, 2008.

M & W REAL ESTATE SOLUTIONS, LLC

By: _____
David Mixon, President

By: _____
Nathan Weimer, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Mixon and Nathan Weimer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **President and Vice President, respectively,** of **M & W REAL ESTATE SOLUTIONS, LLC,** the within named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **David Mixon and Nathan Weimer** as such officers.

Witness my hand, at office at Nashville, Tennessee, this **11th** day of **August, 2008.**

_____
Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.