Davidson County DEEDWARR
Recvd: 09/03/08 09:31 2 pg
Fees:13.00 Taxes:181.30
20080903-0090008

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $49,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF AUGUST, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02791 TERAS ENT.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Teras Enterprises, a Tennessee Limited Liability Company	Teras Enterprises, a Tennessee Limited Liability Company	13301002800
3106 Harlin Drive	4000 Brookhaven Drive	
Nashville, TN 37211	Nashville TN 37204	

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

TIM DRIVER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TERAS ENTERPRISES, A TENNESSEE LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A"

This is improved property known as 3106 Harlin Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the 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 Grantee, its successors 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 on the 29th day of August, 2008.

Tim Driver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, TIM DRIVER, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 29th day of August, 2008.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 30-A, PLAN OF RE-SUBDIVISION OF LOT NO. 30 OF THE H.G. MCNABB Subdivision, as shown on plat of record in Plat Book 5190, Page 391, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services to Tim Driver as recorded on the 2nd day of June, 2008 in Instrument No. 20080602-0055823; Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee to Federal Home Loan Mortgage Corporation as recorded on the 4th day of February, 2008 in Instrument No. 20080204-0011125; Appointment of Successor Trustee as recorded on the 2nd day of November, 2007 in Instrument No. 20071102-0129312; Quitclaim Deed from Samuel Edward Brewer, Ida Renee Hodges Alisha Rose Brewer and Mary Ellen Welhelm to Joshua Baxter Brewer as recorded on the 12th day of July, 2007 in Instrument No. 20070712-0083213 and Quit Claim Deed from Robert L. Brewer, Robert F. Brewer and Anita C. Murray, joint tenants to Robert F. Brewer as recorded on the 7th day of March, 2005 in Instrument No. 20050307-0024722, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.