State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Michael E. McLay
Affiant

Subscribed and sworn to before me, this 10th day of October, 2008.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/14/08 10:39 2 pg
Fees:13.00 Taxes:614.20
20081014-0103329

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michael E. McLay 108 Grandville Court Nashville, TN 37207	New Owner	03215002800

FOR AND IN 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, I/we, **Oscar W. Carney and Tonya Sneed**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael E. McLay**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 9 on the Plat of Grande Villa, Section One, of record in Book 4675, Page 30, Register's Office for Davidson County.

SAID Lot 9 front 65.07 feet on the northeast margin Grandville Court and extends back 256.18 feet on the easterly line and 263.09 feet on the southerly line to a line on the rear which is a broken line on which it measures 426.0 feet.

BEING the same property conveyed to James Fulton, unmarried, by Warranty Deed, from Barton K. Craver, a married man, dated October 6, 2005, recorded October 25, 2005, in Instrument Number 20051025-0128797, Register's Office for Davidson County, Tennessee, thence to Federal Home Loan Mortgage Corporation by Trustee's Deed from Aaron Squyres as Successor Trustee and Greg Ivester as Co-Trustee, dated April 16, 2008, recorded May 12, 2008, in Instrument Number 20080512-0048408, Register's Office for Davidson County, Tennessee, thence to Oscar W. Carney and Tonya Sneed, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS), dated July 31, 31, 2008, recorded September 3, 2008, in Instrument Number 20080903-0090125, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4675, Page 30, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4750, Page 533, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 108 Grandville Court, Nashville, TN 37207

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 10th day of October, 2008.

Oscar W. Carney

Tonya Sneed

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Oscar W. Carney and Tonya Sneed**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of October, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075