Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Adrienne N. Neal 1320 Goodmorning Drive Nashville TN 37202	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $160,000.00

Map & Parcel No.
41-3-A 33 CO

Affiant

Subscribed and sworn to before me on 01/30/09.

Notary Public

My Commission Expires: 24 Jan 2011

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 24, 2011

Davidson County DEEDWARR
Recvd: 02/05/09 10:44 2 pgs
Fees:13.00 Taxes:592.00
20090205-0009980

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, William M. Joyce Jr. unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Adrienne N. Neal, a single woman, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 1320 Goodmorning Drive Nashville TN 37202, County of Davidson:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 68 on the Final Plat of Section One, Vantage Pointe (formerly North Forty), as shown by plat appearing of record in Instrument Number 20031017-0154221, of the Register's Office of Davidson County, Tennessee to which plat reference is here by made for a more complete details of said lot.

Being the same property conveyed to William M. Joyce Jr. by deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley BS Capital 1 Inc. Trust 2006-HE3 organized and existing under the laws of the United States of America dated 4/4/07 and filed of record in Instrument Number 200704160045110, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1320 Goodmorning Drive, Nashville, TN 37202.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 01/30/09.

William M. Joyce Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, William M. Joyce Jr., 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 Goodlettsville, TN, this the 3rd day of February, 2009.

Notary Public

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
January 24, 2011

My Commission Expires: 2-4 Jan 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212