BILL GARRETT, Davidson County
Trans:T20090041103 DEEDWARR
Recvd: 06/19/09 11:53 2 pgs
Fees:13.00 Taxes:665.63
20090619-0057342

Prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way ~ Lenox Village
Nashville, TN 37211
TN BPR # 11639

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2009.

Notary Public
My commission expires: 7-24-10

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin J. McCraw	Primary Residential Mortgage, Inc.	071-15-0 340.00
1213 N. 2nd Street	4750 W. Wiley Post Way, #200	
Nashville, TN 37207	Salt Lake City, Utah 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Peden, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Benjamin J. McCraw and Leslie C. McCraw, III, as joint tenants with right of survivorship**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as shown on the plat of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Peden, a single person, from U. S Bank National Association, as Trustee, by Specialized Loan Servicing, LLC, Attorney in Fact, dated July 27, 2007, of record in Instrument No. 20070828-0103041, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1213 N. 2nd Street, Nashville, Tennessee 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, their heirs, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of June, 2009.

Michael Peden

Michael Peden

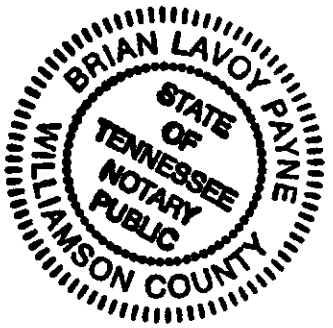
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Peden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 12th day of June, 2009.

Brian Lavoy Payne, Notary Public

My Commission expires 12/12/10



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