This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/30/09 15:42 4 pgs
Fees:23.00 Taxes:129.50
**20090930-0090898**

# WARRANTY DEED

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Address of new owner as follows:
**Robert Michael Hall and wife,**
**Adrianne Hall**
**1806 Cedar Land**
**Nashville, TN 37212**

Send tax bills to:
**Same**

Map-Parcel No.
**0072-15-0-164.00**

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Ten Talents Properties, LLC**, a Tennessee limited liability company(the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **Robert Michael Hall and wife, Adrianne Hall** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 58, as shown on the map entitled the Map of Porter Road Subdivision of Lots 2 to 7 Inclusive on Shinkles Subdivision, of record in Plat Book 843, page 838, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TOP TALENTS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3, of record in Instrument No. 20090617-0056549, dated May 28, 2009, said Register's Office.

This is improved property commonly known as: **1601 Porter Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances

thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 30th day of September, 2009.

**TEN TALENTS PROPERTIES, LLC**
a Tennessee limited liability company

By: _____
Chris Choate
Its: Chief Manager

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Chris Choate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Ten Talents Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, this 30th day of September, 2009.

_____
Notary Public
My commission expires: Nov. 21, 2009

G. MILLER HOGAN, II
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property, whichever is greater is $35,000.00.

Adrianne Hall
Affiant

Sworn to and subscribed before me this
30th day of September, 2009.

G. Miller Hogan II
Notary Public
My Commission Expires: Nov. 21, 2009

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

**Certificate of Authenticity**

I, **G. Miller Hogan, II**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 30th day of September, 2009.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

MY COMMISSION EXPIRES: 5-2-2011