WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-MRI-09-2898

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Melissa A. Bryant	Elite Home Loans	
2898 Lyncrest Drive (ADDRESS)	109 Westpark Drive, Ste. 310 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	09614009000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENDA D. HOOKS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA A. BRYANT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7 OF HAPPY ACRES, OF RECORD IN BOOK 2331, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF LYNCREST DRIVE, THE COMMON CORNER OF LOTS 6 AND 7; THENCE IN AN EASTERLY DIRECTION ALONG THE MARGIN OF SAID DRIVE 91.2 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION AROUND A CURVE 40.9 FEET IN LENGTH TO A POINT IN THE WESTERLY MARGIN OF COLFAX DRIVE; THENCE IN A NORTHERLY DIRECTION ALONG THE MARGIN OF SAID DRIVE, 147.9 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION 106.9 FEET TO A POINT; A COMMON CORNER OF LOTS 6 AND 7; THENCE IN A SOUTHERLY DIRECTION ALONG THE LINE BETWEEN SAID TWO LOTS 174.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRENDA D. HOOKS, UNMARRIED BY WARRANTY DEED FROM DARREN SHANE BAKER AND HILARY D. BAKER, JR., RECORDED ON THE 1ST DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020801-0092542, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2331, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2898 Lyncrest Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090067293 DEEDWARR
Recvd: 10/02/09 14:25 2 pgs
Fees:13.00 Taxes:444.00
20091002-0091798

Witness my/our hand(s) this 23rd day of September, 2009.

Brenda D Hooks

Brenda D. Hooks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda D. Hooks, the within named bargainor, 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 the 23rd day of September, 2009.

Notary Public

My Commission Expires: 5/12/12

(SEAL)

BYTHE ROND SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903