THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***111,000.00.

Ricky Flemings
Affiant

BILL GARRETT, Davidson County
Trans:T20090071191 DEEDWARR
Recvd: 10/20/09 09:26 2 pgs
Fees:13.00 Taxes:410.70
20091020-0096765

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 19 day of October, 2009.

Notary Public

My Commission Expires: 8-20-13

ADDRESS OF NEW OWNER

Rebecca A. Eldred
8163 Bonnafair Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO

First Community Mtg, Inc.
1610 S. Church St.
Murfreesboro, TN
37130

MAP & PARCEL NOS.

MAP 075-01-0
PARCEL 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eleven Thousand and 00/100 Dollars ($***111,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ricky Flemings, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Rebecca A. Eldred, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 66 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ricky Flemings, a single man, by Special Warranty Deed dated August 5, 2008, from Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2, of record as Instrument No. 20080922-0096256 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8163 Bonnafair Drive, Hermitage, Tennessee 37076.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years. The current year taxes having been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Plan of Hermitage Hills, Section 12, of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19 day of October, 2009.

Ricky Flemings

Ricky Flemings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Flemings, the bargainor, 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 this 19 day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY