WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 10/20/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Daniel J. McCartan	Access National Mortgage Corp.	Parcel ID:
3804 Briarcliff Ct.	1800 Robert Fulton Dr., Ste. 350	14805007900
Nashville, TN 37211	Reston, VA 20191	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Evelyn M. Veach and Odie Thomas Veach, Jr. and Lisa Woods Pate

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Daniel J. McCartan

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 26 on the Plan of Hillbrook, Section II, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 100 feet on the northeast side of Briarcliffe Court and extends back 113.9 feet on the northwesterly line and 143 feet on the southeasterly line, to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to James J. Veach and wife, Evelyn N. Veach by deed from Phillips Builders, Inc., of record in Book 3530, Page 113, dated March 18, 1963, Register's Office for said County. James J. Veach (a/k/a James Henry Veach) and Evelyn N. Veach having divorced, see Final Decree of Divorce of record in Instrument 20040614-0069953 with title vested a 1/2 interest to James J. Veach and a 1/2 interest to Evelyn N. Veach. James J. Veach died November 7, 1981. Odie Thomas Veach, Jr. and Lisa Woods Pate herein execute this instrument as the beneficiaries of the Estate of James J. Veach.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3300, Page 12, said Register's Office.

Letters of Conservatorship over the estate of Evelyn Newcomb Veach of record as Docket No. 04P-1423 in the Seventh Circuit (Probate) Court of Davidson County, Tennessee.

Power of Attorney of record in Instrument 20091103-0101346, said Register's Office.

Order Approvaing Sale of Real Property of record as Docket 04P-1423, Circuit Court, Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3804 Briarcliff Ct., Nashville, TN 37211

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20090074763 DEEDWARR
Recvd: 11/03/09 10:27 2 pgs
Fees:13.00 Taxes:308.95
20091103-0101347

Witness our hands this 28th day of October, 2009.

Evelyn M. Veach by Lisa Pate, Conservator
Evelyn M. Veach by Lisa Pate, Conservator

Odie Thomas Veach Jr. By Sadie Veach attorney in fact
Odie Thomas Veach, Jr. by Sadie Louise Veach, his Attorney in Fact

Lisa Woods Pate
Lisa Woods Pate

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 Lisa Woods Pate, 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 at Nashville, Tennessee, this 28th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 Sadie Louise Veach, 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 on behalf of Odie Thomas Veach, Jr. as his/her/their Attorney in Fact as the free act and deed of the within named Odie Thomas Veach, Jr..

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC

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 Lisa Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who ackowledged that he/she/they executed the within instrument on behalf of Evelyn M. Veach as his/her/their Conservator.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY