WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2009

Notary Public:

MY COMMISSION EXPIRES: 7/16/11
(AFFIX SEAL)

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edwin M. Tears	Elite Home Loans	Parcel ID:
3250 Priest Woods Drive	109 Westpark Drive, #310	10816001800
Nashville, TN 37214	Brentwood, TN 37027	

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

William L. Renick, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Edwin M. Tears and Tiffany Tears, husband and wife, as joint tenants
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. 18A, on the Plan of Zone Lot Division of Lots 13, 15, 16, 17, 18, 19, Section One, Percy Priest Woods, of record in Plat Book 5200, Page 607, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William L. Renick, Jr., unmarried, by deed from William L. Renick, III and wife, Sindy E. Bolanos, of record in Instrument 20090824-0079368, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the plan of record in Plat Book 5200, page 607, and Plat Book 5200, page 472, said Register's Office; and (2) Restrictive Covenants of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6132, page 221; Book 6353, page 307; and Book 6560, page 667, said Register's Office.

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 3250 Priest Woods Drive, Nashville, TN 37214

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.

Witness my hand this 16th day of December, 2009.

William L. Renick, Jr.

BILL GARRETT, Davidson County
Trans:T20090086188 DEEDWARR
Recvd: 12/22/09 14:31 2 pgs
Fees:13.00 Taxes:310.80

20091222-0116523

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 William L. Renick, Jr., 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 16th day of December, 2009.

My Commission Expires: 11/7/12

Notary Public

