State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$83,500.00**

Amanda Hopper

Affiant

Subscribed and sworn before me this 21st day of **December, 2009.**

Notary Public

My Commission Expires: 3-20-10

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090087083 DEEDWARR
Recvd: 12/29/09 11:06 2 pgs
Fees:13.00 Taxes:308.95
20091229-0117864

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Ronald Mincin	**909 Curdwood Blvd.**	**First Tennessee Bank, N.A.**
909 Curdwood Blvd.	**Nashville, TN 37216**	**1 Mortgage Way**
Nashville, TN 37216		**Mount Laurel, NJ 08054**
	Map 61-10, Parcel 161	

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RODNEY KILLION

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RONALD MINCIN, AN UNMARRIED MAN,

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 10 FEET OF THIS SOUTH 167 FEET OF LOT NO. 12 AND THE WEST 50 FEET OF THE SOUTH 167 FEET OF LOT NO. 13 ON THE MAP OF MAPLEWOOD MANOR SUBDIVISION, OR RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF MAPLEWOOD BOULEVARD, NOW CURDWOOD AND RUN BACK BETWEEN PARALLEL LINES 167 FEET TO A DEAD LINE.

Being the same property conveyed to Rodney Killion by Deed from WM Specialty Mortgage, LLC by AMC Mortgage Services as Attorney-in-Fact, dated 12/23/2005 of record in Instrument No. 20060125-0009440, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 547, page 102, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

This property was used by the Grantee as investment. This was never his principal residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **21ST day of December, 2009.**

Rodney Killion

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Rodney Killion,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this **21st day** of **December, 2009.**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY