WARRANTY DEED

R-HD-10-1017

JOHN GLEAVES NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Day	Access National Mortgage	
1017 Spain Avenue (ADDRESS)	1800 Robert Fulton Dr # 350 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	72-10-86.00

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 PHILLIPS-ROBINSON CO., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID DAY, 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:

BEING LOT NO. 4 ON THE MAP OF BUSH SPAIN'S SUBDIVISION OF THE STULL LANDS, OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 100 FEET ON THE NORTHERLY SIDE OF SPAIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO PHILLIPS-ROBINSON CO. BY WARRANTY DEED FROM MRS. NELL S. JOHNSON, RECORDED ON THE 1ST DAY OF OCTOBER, 1963 IN BOOK 3640, PAGE 271, 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 AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1017 Spain Avenue, Nashville, Tennessee 37216

(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:T20100012189 DEEDWARR
Recvd: 03/02/10 10:24 2 pgs
Fees:13.00 Taxes:666.00

20100302-0015737

Witness my/our hand(s) this 26th day of February, 2010.

Phillips-Robinson Co.

BY: _____
Gale B. Robinson, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of February, 2010, before me personally appeared Gale B. Robinson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Phillips-Robinson Co., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of February, 2010.

_____
Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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