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This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro, Suite 300
San Antonio, TX 78216
636634 8051536
Bobbie Crow

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) James A. McElroy	(NAME) New Owner	16108105
(STREET ADDRESS OR ROUTE NUMBER) 5224 Green Leaf Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Phyllis Etienne and James Etienne, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said James A. McElroy and Melissa S. Zahn, both unmarried, ** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

**as joint tenants with rights of survivorship

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF
COUNTY OF Williamson The actual consideration or value whichever is greater for this transfer is $ 202,000.00

Affiant _____

Subscribed and sworn to before me this 19th day of February, 2010

Notary Public _____

My commission expires: 2-19-13

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (Affix Seal)

This is unimproved ( ), improved as 5224 Green Leaf Drive, Nashville, TN 37211
improved XX

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 31st day of December, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phyllis Etienne

James Etienne

STATE OF Georgia
COUNTY OF Dekalb

Personally appeared before me, Jerross Jackson, a Notary Public in and for said County and State, Phyllis Etienne, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2009

Notary Public
My Commission Expires:

(This area for official notarial seal)

JERROSS JACKSON
NOTARY PUBLIC
Clayton County - State of Georgia
My Comm. Expires Jan. 20, 2011

JERROSS JACKSON NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 20, 2011

STATE OF Georgia
COUNTY OF Dekalb

Personally appeared before me, Jerross Jackson, a Notary Public in and for said County and State, James Etienne, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2009.

Notary Public
My Commission Expires:

(This area for official notarial seal)

JERROSS JACKSON
NOTARY PUBLIC
Clayton County - State of Georgia
My Comm. Expires Jan. 20, 2011

JERROSS JACKSON NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 20, 2011

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision, Resubdivision of Lot 10, Kingswood Park, as of record in Instrument 20031023-0156745, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Etienne and wife, Phyllis Etienne by deed from Guy T. Wright and Shirley C. Wright, individually and as Trustees of the Wright Living Trust of record in Instrument No. 20061227-0159423, Register's Office for Davidson County, Tennessee, dated December 21, 2006, and by Deed of Correction in Instrument No. 20080312-0024886, Register's Office for Davidson County, Tennessee, dated March 4, 2008.