WARRANTY DEED

G-NMG-10-3604

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

My Commission Expires: MAR 20, 2010

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Gail Britton	First Community Mortgage, Inc.	
3604 Wood Bridge Drive (ADDRESS)	275 Robert Rose Drive (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	136-10-22.00

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 TAMARA COOPRIDER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA GAIL BRITTON , UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 411, PRIEST LAKE PARK, SECTION SIX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5050, PAGE 21 AND 22, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TAMARA COOPRIDER BY WARRANTY DEED FROM KELLY J. MORROW, RECORDED ON THE 28TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050328-0032871, 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 INCLUDING THOSE IN PLAT BOOK 5050, PAGES 21-22; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5097, PAGE 566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3604 Wood Bridge Drive, Nashville, Tennessee 37217

(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:T20100012879 DEEDWARR
Recvd: 03/04/10 09:49 2 pgs
Fees:13.00 Taxes:599.40
20100304-0016530

Witness my/our hand(s) this 25th day of February, 2010.

Tamara Cooprider by John Gleaves, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of February, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tamara Cooprider and who acknowledged he/she/they executed the same as the free act and deed of the said Tamara Cooprider.

Witness my hand and official seal, this the 24th day of February, 2010.

Notary Public

My Commission Expires:

ROBERT D. McCARTHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

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