Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0129

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 139,900.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE25th day of March, 2010

Notary Public
Commission Expires: 2-20-12

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY CHRIS MULE

ADDRESS OF NEW OWNER:
Andrew S. Anderson
443 Gates Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Andrew S. Anderson
443 Gates Road
Goodlettsville, TN 37072

MAP & PARCEL
033-12-0-014.00

WARRANTY DEED

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, I/WE,

Jean C. Yount, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew S. Anderson, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Gatewood, Section 1, as shown on plat of record in Plat Book 3300, pages 47 through 52, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Substitute Trustee by Substitute Trustee's Deed, dated 11/12/2008 and filed for record on 11/24/2008 in Instrument No. 20081124-0114901, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RMOF REO Acquisition, LLC by Quitclaim Deed from Sutton Funding, LLC, dated 03/27/2009 and filed for record on 04/06/2009 in Instrument No. 20090409-0031094, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100018623 DEEDWARR
Recvd: 03/31/10 08:56 2 pgs
Fees:13.00 Taxes:517.63
20100331-0023785

Being the same property conveyed to Jean C. Yount, a single woman, by Special Warranty Deed from Selene RMOF REO Acquisition, LLC, dated 3-24-09 and recorded 4-6-09 in Instrument No. 20090406-0031095, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 443 Gates Road Goodlettsville TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 25th **day of** March **, 2010.**

Jean C. Yount

Jean C. Yount

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean C Yount, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co., Tennessee this 25th day of March, 2010.

Notary Public

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 2-20-12