WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 .

Kenneth Wade
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ___ DAY OF April, 2010.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

WADE-H10035

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kenneth Wade, a single man	First Community Mortgage, Inc	119.13-0-018.00
3021 Harlin Drive	8155 Isabella Lane, Suite 11	
Nashville, TN 37211	Brentwood, TN 37027	

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, I/we, MARTA SLAUGHTER AND MICHAEL DE NEVE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KENNETH WADE, a single man 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 # 57 on the map of an Addition to and revision of certain lots in H. G. McNabb's Subdivision, of record in Book 1130, page 79, Register's Office of said County.

Being the same property conveyed to Marta Slaughter and Michael De Neve by Deed of record in Instrument # 20061215-0154887, recorded December 15, 2006 in the Register's Office of said County and Deed of record in Instrument # 20100409-0026901, recorded April 9, 2010, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3021 Harlin Drive, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless:

(A) The unit was assisted with a permanent mortgage loan funded by an AHP advance;
(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or
(C) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure.

BILL GARRETT, Davidson County
Trans:T20100024529 DEEDWARR
Recvd: 04/26/10 09:46 2 pgs
Fees:13.00 Taxes:296.00
20100426-0031130

Witness my/our hand(s) this 22nd day of April, 2010 :

Marta Slaughter

Michael De Neve

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, Brandon Johnson, a Notary Public in and for said County and State, the within named MICHAEL DE NEVE, the bargainor(s), with whom I am personally acquainted, michael De Neve or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at St Pete Beach FL, this 22 day of April, 2010.

Notary Public

My Commission Expires: 11/12/12

STATE OF Florida

COUNTY OF Pinellas

BRANDON JOHNSON
Notary Public, State of Florida
Commission# DD837213
My comm. expires Nov. 12, 2012

Personally appeared before me, Brandon Johnson, a Notary Public in and for said County and State, the within named MARTA SLAUGHTER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that marta Slaughter executed the within instrument for the purposes therein contained. Witness my hand and official seal at St Pete Beach, FL, this 22 day of April, 2010.

Notary Public

My Commission Expires: 11/12/12

BRANDON JOHNSON
Notary Public, State of Florida
Commission# DD837213
My comm. expires Nov. 12, 2012