WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013

(AFFIX SEAL)

DEBORAH H. BERNIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-ZC-10-2624

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Gilbert	BAC Home Loans Servicing (NAME)	
2624 Welshcrest Drive (ADDRESS)	P.O. Box 15222 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Wilmington, DE 19886-5222 (CITY) (STATE) (ZIP)	149-15-A 96.00 CO

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, I/we SALLIE M. FREAS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL GILBERT , AN UNMARRIED 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 126, CAMBRIDGE FOREST, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700, PAGE 44, 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 BY QUIT CLAIM DEED FROM TED J. FREAS TO SALLIE M. FREAS AS RECORDED ON THE 9TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060609-0068990 AND SPECIAL WARRANTY DEED FROM AMSOUTH BANK TO SALLIE M. FREAS AND HUSBAND, TED J. FREAS AS RECORDED ON THE 11TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041111-0135997, 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 OF RECORD IN BOOK 1170, PAGE 44; BOOK 10332, PAGE 1; BOOK 10774, PAGE 723; AND BOOK 10343, PAGE 769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2624 Welshcrest Drive, Antioch, Tennessee 37013

(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: T20100037290 DEEDWARR
Recvd: 06/18/10 14:39 2 pgs
Fees: 13.00 Taxes: 680.80

20100618-0047756

Witness my/our hand(s) this 15th day of June, 2010.

Sallie M. Freas

Sallie M. Freas

STATE OF Tennessee
COUNTY OF Davidson

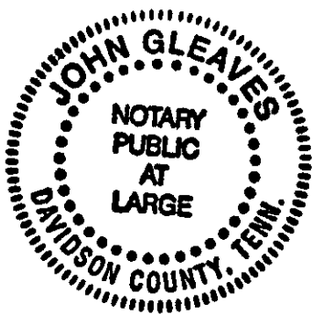
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sallie M. Freas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 15th day of June, 2010.

Notary Public

My Commission Expires: 7-2470

(SEAL)



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