Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20100051923 DEEDWARR
Recvd: 08/20/10 13:35 2 pgs
Fees:13.00 Taxes:336.70
20100820-0066028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Affiant

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

Notary Public
My commission expires: 5-6-2013 My Commission Expires MAY 6, 2013

04-1007-53810

Address of New Owner:	Send Tax Bills to:	Tax Information
Elaine Embery 4822 Sunlight Drive Nashville TN 37211	Regions Bank dba Regions Mortgage 2050 Parkway office Dr. Birmingham AL 35244	134-13-0-161

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, J. Clayton Parrish and Manuel Sauceda, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elaine Embery, an unmarried woman, hereinafter called the Grantees, their successors 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. 224 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, Pages 34, 35 & 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawndell Miller, an unmarried woman, by deed from Marilyn M. Miller (aka Marilyn Ledbetter), an unmarried woman, dated August 10, 2005, recorded August 16, 2005, of record in Instrument No. 20050816-0097223, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to J. Clayton Parrish and Manuel Sauceda by deed from Bank of America, National Association, as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I, LLC, Asset Backed Certificates, Series 2006-HE1, dated February 9, 2010, recorded February 16, 2010, of record in in Instrument No. 20100216-0011706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantors nor his/her/their spouse or any dependent.

This property is improved property known as 4822 Sunlight Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 19th day of August, 2010.

J. Clayton Parrish

Manuel Sauceda

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Clayton Parrish and Manuel Sauceda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of August, 2010.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/21/10

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES NOVEMBER 21, 2010