PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100053426 DEEDWARR
Recvd: 08/27/10 09:31 2 pgs
Fees:13.00 Taxes:1036.00
20100827-0067879

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of August, 2010 by and between **We Buy Middle Tennessee, LLC**, hereinafter referred to as GRANTOR, and **Mark Edward Watson and Brenda Lee Watson, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, to-wit:

Lot 103, Plan of Poplar Creek Estates, Phase 2, as shown on plat of record in Plat Book 6900, pages 339-347 and revised in Book 7900, pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is subject to the following:

All matters appearing on the plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347, as revised in Book 7900, page 888 and 889, Register's Office for said County.

Restrictive Covenants contained in instrument of record in Book 6662, page 433 as amended in Book 6804, page 586; Book 6987, page 966 and Book 7964, page 33, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office for said County.

Homeowners Association Charter of record in Book 7120, page 125, Register's Office for said County.

Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office for said County.

Being the same property conveyed to We Buy Middle Tennessee, LLC, by Special Warranty Deed from Saxon Mortgage Services, Inc., recorded April 28, 2008, of record in Instrument 200804280043174, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct grantees name of record in Instrument 200810160104186, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 6713 Autumnwood Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

We Buy Middle Tennessee, LLC

By: _____
Gaius Hill, Member

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah Turner, a Notary Public of said State and County aforesaid, personally appeared **Gaius Hill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Member** of **We Buy Middle Tennessee, LLC**, the within named bargainor, a corporation, and that he/she as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Member**.

Witness my hand and seal, at office in Franklin TN, this the 23rd day of August, 2010.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Mark Edward Watson
6713 Autumnwood Drive
Nashville, TN 37221

Send Tax Statements to:
PRIMELENDING A PLAINSCAPITAL CO
18111 PRESTON RD, STE 900
DALLAS, TX 75252

Map & Parcel 155.08-OC-103.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $280,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of August, 2010.

Notary Public

My Commission Expires:

DAPHNE D. BARNES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
10-1-264