THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BILL GARRETT, Davidson County Trans:T20100060669 DEEDWARR Recvd: 09/27/10 12:07 2 pgs Fees:13.00 Taxes:1439.30 20100927-0076657	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2010. Notary Public MY COMMISSION EXPIRES: 9-8-2013 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarron Springer	BAC Home Loans Servicing, LP	MAP 131-09-0
4609 Toddington Drive	400 Countrywide Way	PARCEL 037.00
Nashville, TN 37215	Simi Valley, CA 93065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Thomas C. Delvaux, Jr. unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jarron Springer and wife, Jennie R. Springer,** 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. 15, Section III, Seven Hills, as of record in Book 2663, page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 203.6 feet on the westerly side of Toddington Drive, and runs back 471.9 feet on the north line and 450.2 feet on the south line, to a dead line in the rear on which it measures 176.4 feet.

BEING the same property conveyed to Thomas C. Delvaux, Jr. and wife, Martha Jean M. Delvaux by Warranty Deed from Haury and Smith Contractors, Inc. of record in Book 3102, page 411, Register's Office for Davidson County, Tennessee. Subsequently, Martha Jean M. Delvaux conveyed her interest in the subject property to Thomas C. Delvaux, Jr. by Quitclaim Deed of record in Book 9212, page 92, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictions of record in Book 2881, page 552, Register's Office for Davidson County, Tennessee; (3) All matters appearing on the plan of record in Book 2663, page 15, Register's Office for Davidson County, Tennessee.

This is **(X)** IMPROVED property known as **4609 Toddington Drive, Nashville, TN 37215.**

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 do 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 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 the 24th day of September, 2010.

Thomas C. Delvaux, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C. Delvaux, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of September, 2010.

My Commission expires: May 1, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN