WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100062464 DEEDWARR
Recvd: 10/04/10 11:32 2 pgs
Fees: 13.00 Taxes: 407.00

20101004-0079035

R-BB-10-0239

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

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
Ulises A. Batres	BAC Home Loans Servicing (NAME)	
239 Maplewood Trace (ADDRESS)	P.O. Box 15222 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Wilmington DE 19886-5222 (CITY) (STATE) (ZIP)	61-1-8.00

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 ELDON R. SPRAKER, III, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ULISES A. BATRES , A SINGLE PERSON, 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 THE 12TH, FORMERLY THE 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF THE SUBDIVISION OF THE LANDS OF WILLIAM PHILLIPS OF RECORD IN BOOK 57, PAGE 21 REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE INTERSECTION OF MAPLEWOOD LANE AND WALTON LANE; THENCE WITH THE WESTERLY MARGIN OF WALTON LANE N. 3 DEGREES 15 MINUTES EAST 250.4 FEET TO AN IRON PIN; THENCE N 83 DEGREES 35 MINUTES WEST 76.3 FEET TO AN IRON PIN; THENCE S 6 DEGREES 25 MINUTES WEST 250 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF MAPLEWOOD LANE; THENCE WITH THE NORTHERLY MARGIN OF MAPLEWOOD LANE S 83 DEGREES 35 MINUTES EAST 89.7 FEET TO THE BEGINNING. FOR INFORMATIONAL PURPOSED ONLY, SURVEY BY NICKERSON HICKERSON ENGINEERS, DATED DECEMBER 22, 1961, SETS OUT SUBJECT PROPERTY AS CONTAINING 0.476 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ELDON R. SPRAKER III BYSPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, BY ITS DULY AUTHORIZED ATTORNEY IN FACT, NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY D/B/A FIRST AMERICAN ASSET CLOSING SERVICES (FAACS), RECORDED ON THE 30TH DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090430-0039457, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 21; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 239 Maplewood Trace, Nashville, Tennessee 37207
(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.

Witness my/our hand(s) this 29th day of September, 2010.

Eldon R. Spraker, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eldon R. Spraker, III, 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 29th day of September, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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