WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-10-2048

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(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
James Daugherty	SUN TRUST	
2048 Harvest Lane	(NAME) 1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Richmond, VA 23224	58-9-A-12.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 EC HOUSING LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES DAUGHERTY AND GEORGIA SIMS, husband & wife, 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 12, CREEKSIDE TRAILS, PHASE I, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20001026-0106269, 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 TO E. C. HOUSING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM EATON'S CREEK PARK REAL ESTATE INVESTORS FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 25TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080125-0007916, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20001026-0106269; INSTRUMENT NO. 20000915-0092002; INSTRUMENT NOS. 20011025-0117168, 20020828-0103983, 20041229-0153372, 20041229-0153373 AND 20061120-0143523; INSTRUMENT NO. 20011126-0178291; INSTRUMENT NO. 20001011-0100954; INSTRUMENT NO. 20000426-0041282; BOOK 6255, PAGE 578; BOOK 8326, PAGE 230; EASEMENT FOR THE FLOW OF EATON'S CREEK AND BRANCH; INSTRUMENT NO. 20080125-0007916; 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 2048 Harvest Lane, Nashville, Tennessee 37218
(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:T20100076013 DEEDWARR
Recvd: 12/02/10 12:38 2 pgs
Fees:13.00 Taxes:617.90
20101202-0095987

Witness my/our hand(s) this 30th day of November, 2010.

EC Housing LLC

BY: _____

ITS: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2010, before me personally appeared John Beam, Chief Manager, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of EC Housing LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2010.

_____
Notary Public

My Commission Expires: 5-20-14

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