WARRANTY DEED

ZANA C. P... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2010

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Misty R. James	First Community Mortgage, Inc.	Parcel ID:
872 Sandburg Place	275 Robert Rose Dr.	10812026200
Nashville, TN 37214	Murfreesboro, TN 37129	

FOR AND IN 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, we

Charles H. O'Brien, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Misty R. James , married
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:

BEING Lot No. 7, on the Plan of Elmcrest Subdivision, of record in Plat Book 7900, Page 52, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles H. O'Brien by deed from Wilbur C. Sharp and Yang S. Sharp, of record in Instrument 20030501-0058309, dated April 25, 2003, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 8326, Page 915, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 52, said Register's Office.

The signature of Charles H. O'Brien is signed by his duly appointed Attorney-in-Fact, Karen C. Neal, pursuant to the Power of Attorney of record in Instrument 20101210-0098447, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 872 Sandburg Place, Nashville, TN 37214

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 8th day of December, 2010.

Charles H. O'Brien by Karen C. Neal, atty-in-fact
Charles H. O'Brien
By: Karen C. Neal, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20100077914 DEEDWARR
Recvd: 12/10/10 10:19 2 pgs
Fees:13.00 Taxes:440.30
20101210-0098448

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, Karen C. Neal, 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 on behalf of Charles H. O'Brien as his/her/their Attorney in Fact as the free act and deed of the within named Charles H. O'Brien.

Witness my hand and official seal at Nashville, Tennessee the 8th day of December, 2010.

My Commission Expires: 7-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.