WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA A. TERRY NOTARY PUBLIC AT LARGE My Comm. Expires Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

R-VRES-11-2619

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
Melissa A. Harris	Brand Mtg (NAME)	
2619 Airpark Drive (ADDRESS)	6224 Sugarloaf Pkwy. #200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Duluth, GA 30097 (CITY) (STATE) (ZIP)	84-1-67.00

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 HORACE CRAIG NEEL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA A. HARRIS , AN UNMARRIED 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, PLAN OF DUGGER HEIGHTS, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 54, 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 HORACE CRAIG NEEL BY WARRANTY DEED FROM FRANK RAINS, DEVISEE AND CLARENCE W. TANT, EXECUTOR AND DEVISEE OF THE ESTATE OF FLORENCE MARKLEY TANT, RECORDED ON THE 2ND DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060202-0013190, 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 1835, PAGE 54; 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 2619 Airpark Drive, Nashville, Tennessee 37206
(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:T20110008954 DEEDWARR
Recvd: 02/11/11 14:03 2 pgs
Fees:13.00 Taxes:462.50
20110211-0012145

Witness my/our hand(s) this 9th day of February, 2011.

Horace Craig Neel

STATE OF Tennessee
COUNTY OF Davidson

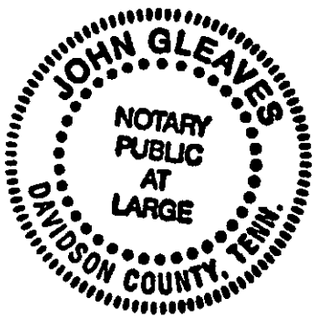
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Horace Craig Neel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)



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