[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael W. Arnold	First Community Mortgage	Map/Parcel -
610 S 13th Street	~~NEW OWNER~~ 275 Cobblestone Drive	09401008000
Nashville, TN 37206	Murfreesboro TN 37129	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Ten Talents Properties, LLC** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Michael W. Arnold, an unmarried man** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 49, AMENDED PLAN OF PAYNE, BLAKEMORE AND CUNNING'S ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 70, as amended in Book 57, Page 81, 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 by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee to Federal Home Loan Mortgage Corp. As recorded on the 16th day of November, 2009 in Instrument No. 20091116-0105316 and Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") to Ten Talents Properties, LLC as recorded on the 23rd day of June, 2010 in Instrument No. 20100623-0048991, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED PLAN OF PAYNE, BLAKEMORE AND CUNNING'S ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 70, amended in Plat Book 57, Page 81, said Register's Office.

This is improved property commonly known as: 610 South 13th Street, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20110033031 DEEDWARR
Recvd: 06/03/11 08:24 2 pgs
Fees:13.00 Taxes:417.73
20110603-0042386

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $112,900.00

Cari Tiesl
Affiant

Subscribed and sworn to before me this 26th **day of May, 2011**

My Commission Expires: 01/07/2013

Dana Delworth
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 26th day of May, 2011.

Ten Talents Properties, LLC

By: _____

Its: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chris Choate with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Ten Talents Properties, LLC, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Mbl.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of May, 2011.

_____
Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY