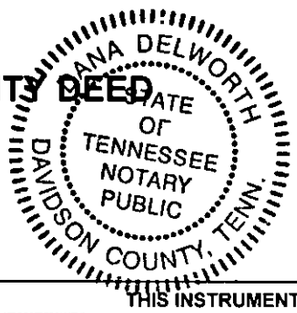
WARRANTY DEED

R-VRES-11-1411



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(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
Dawn M. Nidy	PrimeLending, a PlainsCapital Company	
2210 Hastings Drive, Apt 212 (ADDRESS)	(NAME) 18111 Preston Rd., Ste. 900 (ADDRESS)	
Belmont, CA 94002 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	83-5-397.00

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, we MANDY MCNEIL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAWN M. NIDY AND TED C. NIDY, WIFE AND HUSBAND, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF LOT NO. 8 ON THE SUBDIVISION OF THE C.F. ORDWAY HOME PLACE OF RECORD IN BOOK 57, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A MAP THEREOF, MADE JULY 24, 1920, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF STRATTON AVENUE, 293.7 FEET WESTERLY FROM THE WESTERLY MARGIN OF 15TH STREET; THENCE WESTERLY WITH SAID AVENUE, 50.0 FEET TO MCQUIDDY'S SOUTHEAST CORNER; THENCE NORTHERLY WITH MCQUIDDY'S EAST LINE, 79.0 FEET, CONTINUING WITH HIS LINE, EASTERLY 3.0 FEET, CONTINUING WITH HIS EAST LINE, NORTHERLY 96.0 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY, THENCE WITH SAID ALLEY, EASTERLY 44.5 FEET; THENCE SOUTHERLY 174.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN MCNEIL TO MANDY MCNEIL AS RECORDED ON THE 13TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110613-0045055 AND WARRANTY DEED FROM ROBERT L. VAUGHN AND DONNA M. VAUGHN TO MANDY MCNEIL AND HUSBAND, JOHN MCNEIL AS RECORDED ON THE 31ST DAY OF MARCH, 2010 IN INSTRUMENT NO. 20100331-0023984, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) ISNTRUMENTS OF RECORD IN BOOK 57, PAGE 88; 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 1411 Stratton Avenue, 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:T20110051012 DEEDWARR
Recvd: 08/18/11 14:42 2 pgs
Fees:13.00 Taxes:1472.60
20110818-0064056

Witness my/our hand(s) this 17th day of August, 2011.

Mandy McNeil

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mandy McNeil, 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 17th day of August, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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