WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110060005 DEEDWARR
Recvd: 09/27/11 13:57 2 pgs
Fees:13.00 Taxes:314.50
20110927-0074806

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and Sworn to before me, this 26th day of September, 2011.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
1-7-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Robert Tucker Treadway, Jr. 301 Peachtree Street Nashville, TN 37210	FirstBank 615 Memorial Blvd. Murfeesboro TN 37129	11905002400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert Treadway,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Robert Tucker Treadway, Jr.**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real estate in Davidson County, Tennessee, as follows:

Being the easterly half of Lot Number Four (4) of Block 28 on the Map of Resubdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said part of Lot Number Four (4) fronts sixty six (66) feet on the southerly side of Peachtree Street and runs back between parallel lines, with the westerly margin of Burbank Avenue of Lot 8 on said plan.

Being the same property conveyed to Robert Treadway by deed dated 12/11/09 from HSBC Bank USA, N.A. as Indenture Trustee for the Registered Holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1 of record in Instrument No. 20091230-0118255, Register's Office for Davidson County, Tennessee.

This is investment property and spouse of Grantor has no interest in said property or ever resided therein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, Page 166, said Register's Office.

Subject to Restrictive Covenant for Detached Structure of record in Instrument No. 20110707-0052177, said Register's Office.

This is (x) improved ( ) unimproved property known as 301 Peachtree Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 26th day of September, 2011.

Robert Treadway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Robert Treadway** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of September, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY