WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AJAY GUPTA	Primelending (NAME)	10308002100
4312 Westhawn Dr. (ADDRESS)	19111 Preston Rd, Ste 900 (ADDRESS)	
Nashville TN 37209 (CITY) (STATE) (ZIP)	Dallas TX 75252 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 2 day of Nov., 2011, by and between JAMES EDDINGS AND JOY EDDINGS, HUSBAND AND WIFE, party of the first part, and AJAY GUPTA _____, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

BILL GARRETT, Davidson County
Trans: T20110071059 DEEDWARR
Recvd: 11/10/11 10:01 3 pgs
Fees: 18.00 Taxes: 894.48
20111110-0087992

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JAMES EDDINGS

JOY EDDINGS

STATE OF Alabama
COUNTY OF Tuscaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES EDDINGS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of October, 2011.

Commission expires:

MY COMMISSION EXPIRES JANUARY 28, 2012

Notary Public

STATE OF Alabama
COUNTY OF Tuscaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOY EDDINGS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of October, 2011.

Commission expires:

MY COMMISSION EXPIRES JANUARY 28, 2012

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-2579

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of a Subdivision of Lot Nos. 9 to 14 inclusive, in West End Annex, of record in Plat Book 547, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to JAMES EDDINGS AND WIFE, JOY EDDINGS by Deed from DAVID A. MACIAS AND WIFE, NANCY QUINN, dated 03/22/2004 and filed for record on 03/31/2004 in Instrument No. 20040331-0036462, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT "B"

This conveyance is subject to:

All matters as set forth per Plat Book 332, Page 61, Plat Book 547, Page 89, said Register's Office.

Sewer Easement of record in Book 1153, Page 262, said Register's Office.