RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110076937 DEEDWARR
Recvd: 12/06/11 10:03 2 pgs
Fees:13.00 Taxes:799.20
20111206-0094960

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

R-VRES-11-1215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

x Denise L. Dunco
Affiant

Subscribed and sworn to before me, this 2nd DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES:

(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
Denise L. Dunco	Home Loan Center, Inc. dba Lending Tree Loans	
1215 Plymouth Avenue	163 Technology Drive	
Nashville, TN 37216	Irvine, CA 92618	061-12-070.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JANICE ANN BELL AND MARY MELINDA CLARK, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENISE L. DUNCO AND ANGELA PAGE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 NO. 46 AND PART OF A 6.9 ACRE TRACT ON THE MAP SHOWING RE-SUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE, OF RECORD IN PLAT BOOK 974, PAGE 22, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF PLYMOUTH AVENUE AT THE CORNER OF LOT NOS. 46 AND 47; THENCE WITH THE LINE BETWEEN SAID TWO LOTS AND CONTINUING IN A NORTHERLY DIRECTION 247.7 FEET TO THE SOUTHERLY LINE OF THE NEWMAN CHEEK PROPERTY; THENCE EASTWARDLY 89.6 FEET; THENCE SOUTHWARDLY AND WITH THE LINE BETWEEN LOT NOS. 45 AND 46, 237.4 FEET TO THE NORTHERLY MARGIN OF PLYMOUTH AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY MELINDA CLARK BY DEED FROM THOMAS WAYNE KEY AND WIFE, LUANN J. KEY OF RECORD IN BOOK 7381, PAGE 395, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 13, 1987.

BEING THE SAME PROPERTY CONVEYED TO JANICE ANN BELL, UNMARRIED BY DEED FROM MARY MELINDA CLARK, UNMARRIED OF RECORD IN BOOK 8238, PAGE 852, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 15, 1990.

BEING THE SAME PROPERTY CONVEYED TO JANICE ANN BELL AND MARY MELINDA CLARK, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM JANICE ANN BELL AND ELIZABETH J. SMITH, TRUSTEE OF RECORD IN BOOK 8238, PAGE 855, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 15, 1990.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 974, PAGE 22 AND BOOK 4911, PAGE 488, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1215 Plymouth Avenue, Nashville, Tennessee 37216
(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.

Witness my/our hand(s) this 2nd day of December, 2011.

Janice Ann Bell

Mary Melinda Clark

STATE OF Tennessee
COUNTY OF Davidson

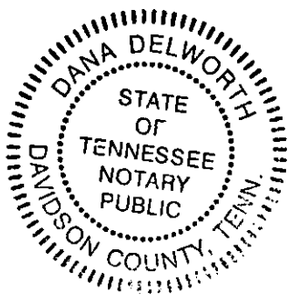
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice Ann Bell and Mary Melinda Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 2nd day of December, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



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