BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Return TO;

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joshua S. Thompson and wife, Jennifer Meadows	Acopia LLC	**Map and Parcel**
221 Cross Timbers Drive	306 Northcreek Blvd.	**142-02-0-212.00**
Nashville, TN 37221	Goodlettsville, TN 37072	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 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, **Andrew Charles Irvine, Tiffany Michelle Irvine, Gabriel Newman Evans, Catherine Nicole Evans, James M. Webb, Sr. and Cynthia A. Webb** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Joshua S. Thompson and wife, Jennifer Meadows** (The "Grantees"), their heirs and assigns 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, Lot 241, Plan of Cross Timbers Subdivision, Section 5, as shown on plat of record in Plat book 4175, page 111, in the Register's Office, Davidson County, Tennessee, to wich plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Charles Irvine, Tiffany Michelle Irvine, Gabriel Newman Evans, Catherine Nicole Evans, James M. Webb, Sr. and Cynthia A. Webb by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital 1 Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates Series 2007-HE7 of record in Instrument Number 20110511-0036184, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

Power of Attorney for **Andrew Charles Irvine, Tiffany Michelle Irvine, Gabriel Newman Evans, Catherine Nicole Evans, and Cynthia A. Webb** are being recorded simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 4175, page 115, said Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions and Restrictions of record in Book 4408, page 761, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 221 Cross Timbers Drive, Nashville, Tennessee 37221.

BILL GARRETT, Davidson County
Trans:T20120008409 DEEDWARR
Recvd: 02/03/12 10:11 5 pgs
Fees:28.00 Taxes:769.60
20120203-0009901

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $208,000.00.

Affiant

Subscribed and sworn to before me this 26 day of January, 2012.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

My Commission Expires:

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

And Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of January, 2012.

James M. Webb, Sr.

Andrew Charles Irvin
By: James M. Webb, Sr., Attorney in Fact

Tiffany Michelle Irvine
By: James M. Webb, Sr., Attorney in Fact

Gabriel Newman Evans
By: James M. Webb, Sr., Attorney in Fact

Catherine Nicole Evans

Catherine Nicole Evans
By: James M. Webb, Sr., Attorney in Fact Atty in Fact

Cynthia A. Webb by

Cynthia A. Webb
By: James M. Webb, Sr., Attorney in Fact Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Webb, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Webb, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Andrew Charles Irvine and who acknowledged that he executed the same as the free act and deed of the said Andrew Charles Irvine.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Webb, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Tiffany Michelle Irvine and who acknowledged that she executed the same as the free act and deed of the said Tiffany Michelle Irvine.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Webb, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Gabriel Newman Evans and who acknowledged that he executed the same as the free act and deed of the said Gabriel Newman Evans.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Webb, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Catherine Nicole Evans and who acknowledged that she executed the same as the free act and deed of the said Catherine Nicole Evans.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Webb, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Cynthia A. Webb and who acknowledged that she executed the same as the free act and deed of the said Cynthia A. Webb.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013