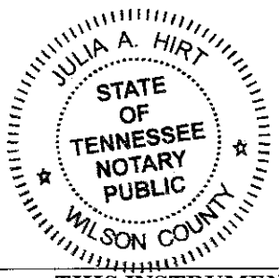
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$112,500.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2012.

Notary Public

My commission expires: 10.5.2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Miriam B West	FIRST GUARANTY MTG.	**Map 072-14-0 Parcel 142.00**
1224 Chester Avenue	8180 GREENSBORO DR #500	
Nashville, TN 37206	MCLEAN, VA 22102	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Westward Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miriam B West, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 34 and the easterly one-half of Lot No. 33 on the Plan of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee. Said Lot No. 34 and part of Lot 33 adjoin and front together 45 feet on the southerly side of Chester (formerly Chesterfield) Avenue and run back between parallel lines 132 feet to an alley.

Being the same property conveyed to Westward Properties, LLC, by Special Warranty Deed from U.S. Bank National Association, as Trustee for Terwin Mortgage Trust, 2005-10HE, Asset-Backed Certificates, Series 2005-10HE, of record in Instrument No.20111021-0082120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 02/16/12 10:20 3 pgs
Fees:18.00 Taxes:416.25
20120216-0013605

This is improved (__X__) Unimproved (____) property, known as **1224 Chester Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 its hand by its duly authorized officer this **14th** day of **February, 2012.**

~~Westward Properties~~, LLC, a Tennessee limited liability company

By: _____, PRESIDENT

Ben West, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ben West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Westward Properties, LLC, a Tennessee limited liability company within named bargainor, ~~a corporation~~, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ **limited liability company by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **February, 2012.**

DIANA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: Nov. 15, 2015

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.