THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***254,900.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120029590 DEEDWARR
Recvd: 04/23/12 15:46 2 pgs
Fees:13.00 Taxes:943.13
20120423-0034674

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 20 day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mary Lauren Walden 5626 Kendall Drive Nashville, Tennessee 37209	PrimeLending, A PlainsCapital Company 18111 Preston Road Suite 900 Dallas, TX 75252	MAP 103-06-0 PARCEL 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars ($***254,900.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Douglas J. Cornish, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Mary Lauren Walden, a single person, and Daniel Teague, a single person, and Melissa Page and Joe Page, wife and husband, (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:

BEING Lot No. 7 on the Plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Douglas J. Cornish, unmarried, by Warranty Deed dated March 24, 2005, from Emma Jane Vidrine, unmarried, of record as Instrument No. 20050330-0034469 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5626 Kendall Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 20 day of April, 2012.

Douglas J. Cornish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas J. Cornish, the 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 this 20 day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY