Box 13

STATE OF TENNESSEE
County of DAVIDSON
THE ACTUAL Consideration or value whichever greater, for THIS TRANSACTION is $ 62,416.59

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY of JAN. 2012.

NOTARY PUBLIC

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Prepared by and After recording return to

The Torok Law Firm, P.C.
13300 Old Blanco Rd., Suite 260
San Antonio, TX 78216
(210) 408-0050

Mail Tax Statements to:
Wells Fargo Home Mortgage
PO Box 10335
Des Moines, IA 50306

BILL GARRETT, Davidson County
Trans:T20120031050 DEEDWARR
Recvd: 04/30/12 08:32 3 pgs
Fees:18.00 Taxes:230.94
20120430-0036365

Above this line reserved for Official Use

Warranty Deed To Secure Assumption

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: January 31, 2012

Grantor[s]: Johnetta Teter, John Teter and Dolores Teter
BEING SAME PROPERTY CONVEYED TO GRATORS BY Deed of record in INSTRUMENT No. 19990625154382, Register's Office for DAVIDSON County, Tennessee.
Grantor's Mailing Address: 1826 Wendy Blvd, Columbia, TN 38401

Grantee: David River

Grantee's Mailing Address: 3388 Oak Trees Court, Antioch, TN 37013

Consideration: Cash and Grantee's agreement to pay according to the terms thereto, unpaid principal and earned interest of a promissory note Lien Info.

As further consideration, Grantee promises to keep and perform all the covenants and obligations of the grantor[s] named in that deed of trust and to indemnify, defend, and hold Grantor[s] harmless from any loss, attorney's fees, expenses, or claims attributable to breach or default of any provision of this agreement by Grantee.

Property (including any improvements):

Lot No. 61B on the Plan of Lakeshore Woods, Section Three (3) a subdivision of record located in Davidson County, Tennessee as recorded in Book 6250, Page 375 in the

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Registers Office of Davidson County, Tennessee

Commonly known as: 3388 Oak Trees Court, Antioch, TN 37013
Map & Parcel Number: 15007045900

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, including any liens or deeds of trust appearing of record on this property in the property records of the county in which the property is located, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay. Additionally, Grantor[s] assigns to Grantee all funds on deposit with any person or lender for payment of taxes and insurance premiums.

This conveyance is made subject to the prior lien ("Underlying Lien") secured by a deed of trust recorded in Book 11543 Page 485 of the Registers Office of Davidson County, TN securing payment of the unpaid balance of a prior note in the principal amount of $76,211.00 ("Underlying Lien Debt").

Grantor[s], for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor[s] binds Grantor[s] and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien is retained by Grantee until the underlying liens are satisfied.

When the context requires, singular nouns and pronouns include the plural.

Johnetta Teter

John Teter by Johnetta Teter, Attorney-in-Fact

Dolores Teter by Johnetta Teter, Attorney-in-Fact

STATE OF TN)

COUNTY OF Davidson)

Before me, on this the 31st day of January, 2012, the undersigned, on this day personally appeared Johnetta Teter, individually and as attorney-in-fact for John Teter and Dolores Teter proved to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public State of TN
Com exp. 7/8/2013

JEREMIAH T. STEPHENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

David River, Grantee(s), accept(s) the attached deed and consent(s) to its form and substance. Grantee(s) acknowledge(s) that the terms of the deed conform with Grantees intent and that they will control in the event of any conflict with the contract Grantee(s) signed regarding the Property described in the deed.

Grantee(s) agree(s) to the obligations ~~imposed~~ on Grantee(s) by the terms of the deed.

David River

STATE OF TN)

COUNTY OF Davidson)

Before me, the undersigned, on this 31st day of January, 2012, personally appeared David River, proved to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument.

Notary Public State of TN
Com exp. 7/8/2013

JEREMIAH T. STEPHENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON