RETURN TO GREATER NASHVILLE TITLE & CLOSING CO. 200 MADISON STREET MADISON, TN 37115 **WARRANTY DEED** G-ZC-12-1030	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Deane L. Upton Affiant Subscribed and sworn to before me, this 30th DAY OF April, 2012. Sandy Balent Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212	

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet E. Clark	SWBC Mortgage Corporation	
1030 College Avenue	(NAME) 5055 Maryland Way, Ste. 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brentwood, TN 37027	091-04-0-067.00
(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, we ROBERT UPTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANET E. CLARK, UNMARRIED, 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 6, SECTION 2, UNIVERSITY HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM TIMOTHY RAY MOORE TO ROBERT UPTON AS RECORDED ON THE 1ST DAY OF MARCH, 2011 IN INSTRUMENT NO. 20110301-0016300; QUIT CLAIM DEED FROM WEST WOOD COMMUNITIES, INC. TO TIMOTHY RAY MOORE AS RECORDED ON THE 2ND DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100802-0060597, CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20100826-0067689; SPECIAL WARRANTY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W1 TO WEST WOOD COMMUNITIES, INC. AS RECORDED ON THE 13TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100713-0054774; SUBSTITUTE TRUSTEE'S DEED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W1 AS RECORDED ON THE 20TH DAY OF FEBRUARY, 2009 IN INSTRUMENT NO. 20090220-0014906, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE APPEREARING IN PLAT BOOK 1424, PAGE(S) 119, AND BOOK 1424, PAGE 122 AS WELL AS TAXES FOR 2012 AND THEREAFTER, NOT YET DUE AND PAYABLE.

NOTE: THIS IS NOT THE "PRIMARY OR MARITAL RESIDENCE" OF THE GRANTOR STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1030 College Avenue, Nashville, Tennessee 37209

(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.

BILL GARRETT, Davidson County
Trans:T20120031651 DEEDWARR
Recvd: 05/01/12 09:47 2 pgs
Fees:13.00 Taxes:462.50
20120501-0037069

Witness my/our hand(s) this 30th day of April, 2012.

Robert Upton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Upton, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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