WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

R-RA-12-3512

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan A. James	Sunfrust Mtg Inc. (NAME)	
3512 Lealand Lane (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Baltimore MD 21279-0041 (CITY) (STATE) (ZIP)	118-09-211

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, I/we LANCE B. BROCK, II AND WIFE, CAROLINE S. BROCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVAN A. JAMES AND ABIGAIL B. JAMES, HUSBAND AND WIFE, 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, TN, BEING PART OF LOT NO. 23 ON THE MAP OF THE O.F. NOEL PROPERTY EAST OF GRANNY WHITE ROAD, CALLED NOELTON, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE IN MARCH 1937 BY W.B. SOUTHGATE, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE GLENDALE CAR LINE OPPOSITE THE EASTERLY MARGIN OF 10TH AVENUE SOUTH 200 FEET SOUTH OF THE SOUTHEAST CORNER OF WOODMONT BOULEVARD, THE SOUTHWEST CORNER OF A PART OF SAID LOT CONVEYED TO H.C. BARRY AND WIFE BY DEED FROM O.F. NOEL, ET AL, TRUSTEES, OF RECORD IN BOOK 1001, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EAST LINE OF SAID CAR LINE RIGHT-OF-WAY SOUTH 11 DEGREES WEST 100 FEET TO AN IRON PIN, THE NORTHEAST INTERSECTION OF SAID RIGHT-OF-WAY AND A PROPOSED STREET; THENCE WITH THE NORTH MARGIN OF SAID PROPOSED STREET, SOUTH 84 DEGREES EAST 221 FEET 2 INCHES TO AN IRON PIN; THENCE NORTH 9 DEGREES EAST 100 FEET TO BARRY'S SOUTHEAST CORNER; THENCE WITH BARRY'S SOUTH LINE, NORTH 84 DEGREES WEST 217 FEET 8 INCHES TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LANCE B. BROCK, II AND WIFE, CAROLINE S. BROCK BY DEED FROM SIRVA RELOCATION, LLC, A LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20070612-0070484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 11, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 3512 Lealand Lane, Nashville, Tennessee 37204

(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: T20120032410 DEEDWARR
Recvd: 05/03/12 09:08 2 pgs
Fees: 13.00 Taxes: 1896.25

20120503-0037919

Witness my/our hand(s) this 27th day of April, 2012.

Lance B. Brock, II

Caroline S. Brock

STATE OF Tennessee
COUNTY OF Davidson

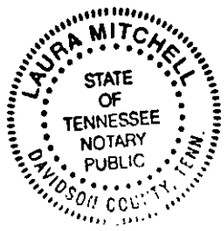
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance B. Brock, II and Caroline S. Brock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



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