RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120048444 DEEDWARR
Recvd: 07/02/12 10:17 2 pgs
Fees:13.00 Taxes:203.50
20120702-0057738

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of June, 2012, by and between Andrea Birch by Angela Birch Cox, Attorney In Fact, Angela Birch Cox, and Adolpho A Birch, III, by Angela Birch Cox, Attorney In Fact, party of the first part, and Kimkinyona F Dale, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property as of record in Book 31, Page 603, Register's Office for said County; being Lot no. 5 on the Map showing Subdivision of the Conrad Santi Property, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 1941, as follows:

Beginning at a point in the northerly margin of Buchanan Street, 225 feet west of the westerly margin of 24th Avenue, North, running thence north with the line between lots Nos. 4 and 5, 149 feet to the common corner of Lots Nos. 5 and 8; thence west 50 feet with the southerly line of Lot NO. 8 to the common corner of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, southerly 149 feet to the north margin of Buchanan Street; thence easterly with the northern margin of Buchanan Street eastwardly 50 feet to the point of beginning.

Being all or part of the same property conveyed to Adolpho A. Birch, Jr., by virtue of that certain Warranty Deed dated April 26, 1990, at Book 8103, Page 781 in the Register's Office of Davidson County, Tennessee. Adolpho A Birch, Jr. died on August 25, 2011 leaving Andrea Birch, Angela Birch Cox and Adolpho A Birch, III as his heirs at law. Affidavit of Heirship recorded September 1, 2011 at Instrument No. 20110901-0067986 in said Register's Office, Tennessee. *This property has never been used as grantors' primary residence.*
Angela Birch Cox is executing this deed on behalf of Adolph A. Birch, III pursuant to Power of Attorney of record in Instrument No. 20120611-0050791 and Angela Birch Cox is executing this deed on behalf of Andrea Birch pursuant to Power of Attorney of record in Instrument No. 20120611-0050790.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Andrea Birch by Angela Birch Cox, Attorney In Fact

Angela Birch Cox

Adolpho A. Birch III by Angela Birch Cox, Attorney In Fact

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Angela Birch Cox, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof the person who executed the foregoing instrument as Attorney-In-Fact in behalf of Andrea Birch, and who acknowledged that she executed the same as the free act and deed of the said Andrea Birch.

WITNESS my hand and official seal at office this 29th day of June, 2012.

Notary Public

VIOLA R. SALINAS
Notary Public, State of Texas
My Commission Expires
June 8, 2013

My Commission Expires: _____

Viola R. Salinas

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Angela Birch Cox, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2012.

Viola R. Salinas
Notary Public

VIOLA R. SALINAS
Notary Public, State of Texas
My Commission Expires
June 8, 2013

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Angela Birch Cox, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof the person who executed the foregoing instrument as Attorney-In-Fact in behalf of Adolpho A Birch, III, and who acknowledged that she executed the same as the free act and deed of the said Adolpho A Birch, III.

WITNESS my hand and official seal at office this 29th day of June, 2012.

Viola R. Salinas
Notary Public

VIOLA R. SALINAS
Notary Public, State of Texas
My Commission Expires
June 8, 2013

My Commission Expires: _____

Property Owner & Address: Kimkinyona F Dale

Tax Parcel No 08106040300

Property Address: 2408 Buchanan Street
Nashville, TN 37208

MAIL TAX BILLS TO: PHH Mortgage Services
One Mortgage Way
Mt. Laurel, N.J. 08054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heather Risley
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of June, 2012.

Kathy Snider
Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014