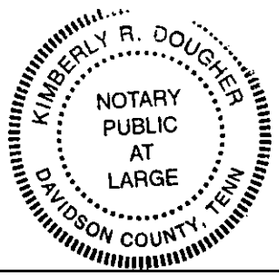
WARRANTY DEED



R-BPR-12-1212

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 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
Samuel B. Lingo	Fidelity Bank (NAME)	
1212 McGrace Lane	c/o Fidelity Bank Mortgage 3 Corporate Square, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Atlanta, GA 30329	14510006400
(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, I/we WILLIAM D. SMITH AND JUDITH S. SMITH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL B. LINGO, 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 NO. 3 OF THE RESUBDIVISION OF LOTS 3 AND 4 ON THE PLAN OF TANGLEWOOD ESTATES OF RECORD IN PLAT BOOK 6200, PAGE 529, AS AMENDED IN BOOK 4428, PAGE 663, 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 WILLIAM D. SMITH AND WIFE, JUDITH S. SMITH, BY DEED FROM HARRY LEE GREENE AND WIFE, CHERYL A. GREENE, OF RECORD IN BOOK 8341, PAGE 779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 18, 1991.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6200, PAGE 529; BOOK 4428, PAGE 663; BOOK 4358, PAGE 543; BOOK 7894, PAGE 281; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1212 McGrace Lane, Nashville, Tennessee 37220

(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:T20120071745 DEEDWARR
Recvd: 09/24/12 11:04 2 pgs
Fees:13.00 Taxes:2627.00
20120924-0086512

Witness my/our hand(s) this 20th day of September, 2012.

William D. Smith

Judith S. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Smith and Judith S. Smith, 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 20th day of September, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
~~Rudy Title & Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2903~~
Bankers Title & Escrow
3310 West End Ave, # 410
Nashville, TN 37203