Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120073763 DEEDWARR
Recvd: 10/01/12 09:37 2 pgs
Fees:13.00 Taxes:381.06
20121001-0088913

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $102,990.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2012.

Notary Public
My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

05-1208-65733

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Conyers, Sr. 2713 Hydes Ferry Road Nashville TN 37218	First Community Mtg. P.O. Box 660592 Dallas, TX 75266	080-12-0-128.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roslyn K. Hatchett now known as Roslyn H. Pope, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony Conyers, Sr., hereinafter called the Grantees, their successors and assigns, a 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. 36, on the Plan of River Meadows - Section 2, of record in Book 11700, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roslyn K. Hatchett, a single woman by deed from Affordable Housing Resources, Inc., dated August 30, 2001, recorded September 7, 2001, of record in Instrument No. 20010907-0097248, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2713 Hydes Ferry Road, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 26th day of September, 2012.

Roslyn H. Pope

STATE OF TENNESSEE,
COUNTY OF ~~SUMNER~~ DAVIDSON GR

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roslyn H. Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of September, 2012.

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires