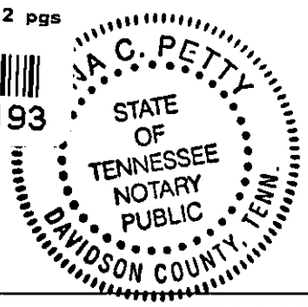
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000156 DEEDWARR
Recvd: 01/02/13 10:02 2 pgs
Fees:13.00 Taxes:440.30
20130102-0000193



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

X Dale C. Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2012

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dale Blair	NEW OWNER	Parcel ID:
122 Falcons Landing		149150A25100CO
Anderson, SC 29625		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Doyle Raffensberger, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Dale Blair and wife, Donna R. Blair and Ryan S. Blair , unmarried
hereinafter called the GRANTEES, their heirs 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. 320, Phase 3, Cambridge Forest, as shown on Plat of record in Instrument No. 20010628-0068483, amended at Instrument No. 20020503-0054630, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Doyle Raffensberger, married person, by deed from U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-6, of record in Instrument 20121127-0108665, dated November 7, 2012, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20020221-0022797; Instrument 20110919-0072463; Instrument 20020221-0022798; Instrument 20100224-0014180; and Book 10332, Page 1, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20010628-0068483, amended at Instrument No. 20020503-0054630, said Register's Office; (3) Sanitary Sewer and/or Storm Drainage to California-Texas Properties, Inc. of record in Book 6881, Page 320, Register's Office for said County; (4) Sanitary Sewer and/or Storm Drainage to Metro Govt of record in Book 7463, Page 445, Register's Office for said County; (5) Storm Water Detention Agreement to California-Texas Properties, Inc. of record in Book 7632, Page 962, Register's Office for said County; (6) Reservation for Easement to Harding University, Inc. of record in Book 8795, Page 158, Register's Office for said County; (7) Stormwater Detention Agreement to Double M Partners of record in Book 10805, Page 497, Register's Office for said County; (8) Stormwater Detention Agreement to Danco Property Investments, Inc. of record in Instrument 20010202-0010454, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The signature of Doyle Raffensberger is signed by his duly appointed Attorney-in-Fact, Melinda Raffensberger, pursuant to the Power of Attorney of record in Instrument 20130102.0000192, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1629 Bridgecrest Drive, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES 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

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 31st day of December, 2012.

Doyle Raffensberger
By: Melinda Raffensberger, as
Attorney-in-Fact
By Melinda Raffensberger Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melinda Raffensberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Doyle Raffensberger as his Attorney in Fact as the free act and deed of the within named Doyle Raffensberger.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 2012.

My Commission Expires: 9-9-14 Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.