Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 04/01/13 13:02	3 pgs
Fees:18.00 Taxes:1054.50	
20130401-0031495	

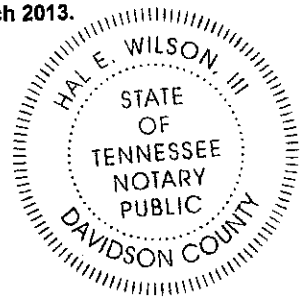
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March 2013.

Notary Public
My commission expires: 7/6/15



Address of New Owner:	Send Tax Bills to:	Tax Information
Edward O'Day	First Community Mortgage Inc	08306013400
208 Manchester Ave	275 Robert Rose Drive	
Nashville TN 37206	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joyce Lee Deason , married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Edward O'Day and Andrea D. Whalen, husband and wife as Joint Tenants with rights of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 32 on the Plan of Beaumont Place, Johnson Bransford's Subdivision of Part of Lots 4 and 5 on the Plan of Brownsville and other property, as of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50-1/2 feet on the easterly side of Manchester Avenue and runs back on the south line 172 feet 11 inches and on the north line 174 feet 4 inches to an alley and shows 50 feet and 2 inches on said alley.

Being the same property conveyed to Joyce Lee Deason, an unmarried woman by deed dated July 26, 2011 from John Gore and wife, Pippa V. Gore of record in Instrument No. 20110727-0057329, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Plan of Beaumont Place, Johnson Bransford's Subdivision of part of Lots 4 and 5 on the Plan of Brownsville and other property as of record in Book 332 Page 38, Register's Office for Davidson County, Tennessee

This property is improved property known as 208 Manchester Ave, Nashville, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 29th day of March, 2013.

Joyce Lee Deason

Thomas Field, who joins in this conveyance for the sole purpose Of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

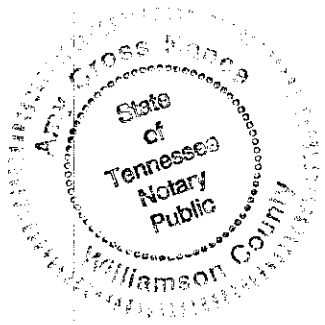
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Lee Deason and Thomas Field, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of March, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07554



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE