BILL GARRETT, Davidson County
Trans:T20130038862 DEEDWARR
Recvd: 05/09/13 10:55 3 pgs
Fees:18.00 Taxes:758.50

20130509-0046993

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

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Pamela T Heishman
Affiant

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 23rd day of April, 2013.

Rachelle Caudill
Notary Public
My commission expires: 9/22/14

05-1304-65960

Address of New Owner:	Send Tax Bills to:	Tax Information
Willie Murray 224 W Marthona Road Madison TN 37115	Willie Murray 224 W Marthona Road Madison, TN 37115	042-15-0-023.00

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, EAS Properties, Inc., a Tennessee corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Willie Murray and Shirley Madry Murray, husband and wife, 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:

SEE ATTACHED EXHBIT "A"

Being the same property conveyed to EAS Properties by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the benefit of the Certificateholders of the CWABS, Inc, Asset-Backed Certificates, Series 2004-BC5, dated March 22, 2012, recorded May 3, 2012, of record in Instrument No. 20120503-0038137, 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 224 W Marthona Road, Madison, TN 37115

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 23rd day of April, 2013.

EAS Properties, Inc.

By: Eddie A. Sloan Jr.
Its: Sole Director on the Board of Directors
and President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eddie Sloan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Director on the Board of Directors and President for EAS Properties, Inc., a Tennessee corporation and that he is authorized by EAS Properties, Inc., a Tennessee corporation to execute this instrument on its behalf as such Sole Director on the Board of Directors and President.

Witness my hand and seal at Hendersonville, Tennessee, this 23rd day of April, 2013.

Rachelle Caudill
Notary Public
State of Tennessee at Large

My commission expires: 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Being a tract of land in the 8th Civil District of Davidson County,Tennessee, and being Lots #77,#78,#79 and #80 on the Map of Marthona (not of record) and being more particularly described as follow:

Beginning at a iron pin in the westerly right-of-way of West Marthona Road,being 638.30' north of the centerline of Vantrease Road, being the northeast corner of a tract owned by J.C. Waller as of record in deed book 1763 page 515, R.O.D.C., Tn., and being the southeast corner of this tract, THENCE: with the northern line of Waller, N 86 degs. 02 mins. 00 secs. W, 274.98' to an iron pin, THENCE: N 02 degs. 58 mins. 14 secs. E, 99.97' to an iron pin, being the southwest corner of a tract owned by Christopher R. Beaty as of record in instrument book 200707110082572, S 86 degs. 01 mins. 57 secs. E, 274.86' to an iron pin, in the westerly right-of-way West Marthona Road, THENCE: with said right-of-way, S 02 degs. 54 mins. 06 secs. W, 99.97' to the point of beginning, as per a survey by CK Surveyors LLC dated April 20,2013.