File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130061902 DEEDWARR
Recvd: 07/19/13 14:42 2 pgs
Fees:13.00 Taxes:950.90
20130719-0075146

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52707

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fund My Gap, LLC 4237 Sherwood Ct. Concord, CA 94521-0107	SAME

TAX MAP-PARCEL NUMBERS: 10510002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Holt and Leslie Adel Crumpton and Angela Crumpton Smith**, all unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto American Homebuyers Network hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 62.5 feet of Lot No. 5 on the plan of Waverly Land Company's Addition, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the easterly side of Beech Avenue and running northerly 62.5 feet to a point; thence running back between parallel lines 187.5 feet to a dead line in the rear measuring 62.5 feet.

Being the same property conveyed to Barbara Holt and Walter Crumpton by Warranty Deed from Mattie Smith, her husband A. J. Smith having since died and Mattie Smith having re-married, and is now Mattie Smith Burns, dated September 8, 1978 and recorded on September 14, 1978 of record in Book 5337, page 770, Register's Office for Davidson County, Tennessee. The said Walter Crumpton has since died . By Affidavit of Heirshipof record in Book 10846, page 248, said Register's Office, Barbara Holt, Leslie Crumpton and Angela Crumpton Smith were established as the heirs at law of Walter Crumpton.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 95, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Nashville Housing Authority of record in Book 4483, page 102, said Register's Office.

This is improved property, known as: 1808 Beech Avenue, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.18th day of July, 2013

Barbara Holt

Leslie Adel Crumpton

Angela Crumpton Smith

State of TENNESSEE
County of DAVIDSON

On this July 18, 2013 , before me the undersigned authority, personally appeared Barbara Holt, Angela Crumpton Smith and Leslie Adel Crumpton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Sworn and subscribed before me this the 18th day of July, 2013

My Commission Expires: _____

Notary Public

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 01-24-2017