WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092579 DEEDWARR
Recvd: 10/29/13 12:46 4 pgs
Fees:23.00 Taxes:825.10
20131029-0112303

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$223,000.00.**

Brian Mitchell
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 22nd day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC (MBS)
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Soo Terry 1405 Riverside Drive Nashville TN 37206	Same as Owner	083-03-0-205.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **CADENCE BANK, N.A.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BETTY SOO TERRY**, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

This is improved property, known as 1405 Riverside Drive, 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, its heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is 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; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of October, 2013.

CADENCE BANK, N.A.

By: Charles Powell
Charles Powell
Vice-President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Cadence Bank, N.A., the within named bargainor, a National Banking Association, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained by signing the name of Cadence Bank, N.A., by himself as such Vice-President.

WITNESS MY HAND AND OFFICIAL SEAL this 17th day of October, 2013.

Notary Public

My Commission Expires: 3/14/16

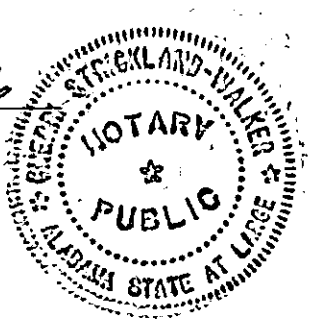


EXHIBIT A

LEGAL DESCRIPTION

Formal Address: 1405 Riverside Drive
Nashville, Tennessee 37206

Map/Parcel: 083-03-0-205.00

Description:

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 7 and the southerly 10 feet of Lot No. 8 on the Plan of Mrs. Minnie E. Martin's Subdivision of record in Book 547, page 137, Register's Office for said County.

Said parts of Lot Nos. 7 and 8 front together 50 feet on the easterly side of Riverside Boulevard, and runs back between parallel lines 193.5 feet to an alley.

Being the same property conveyed to DERRICK D. STARKS, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICAN, GRANTOR BY ITS DULY AUTHORIZED ATTORNEY IN FACT, NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY D/B/A FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS"), of record as Instrument No. 20071009-0120098, dated September 7, 2007, said Register's Office.

Being the same property conveyed to Cadence Bank, N.A., from Michael B. Schwegler, Successor Trustee, by Trustee's Deed dated December 12, 2011, recorded as Instrument No. 20111215-0097834, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 083-03-0-205.00.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.