THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23716-12-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $339,000.00. Affiant Subscribed and sworn to before me this 14th day of January, 2005. Notary Public My Commission Expires:

NATALIE SNIDER NOTARY PUBLIC Exp. 5/28/06 DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: John Mark Pearson Jennifer Leigh Pearson 112 Lafayette Court Nashville, TN 37205	**Send Tax Bills To:** Countrywide Home Loans 1600 Golf Road, Suite 100 Rolling Meadows, IL 60008	**Tax Information:** Map No.130.01-0- Parcel No. 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian W. Lambiotte, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Mark Pearson and wife, Jennifer Leigh Pearson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 112 Lafayette Court, Nashville, TN 37205

Chesley Sadler Lambiotte, the spouse of Brian W. Lambiotte, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Brian W. Lambiotte.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of January, 2005.

Brian W. Lambiotte

Chesley Sadler Lambiotte

STATE OF Mississippi, COUNTY OF Warren SS.: 587-62-5355

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian W. Lambiotte and Chesley Sadler Lambiotte**, 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, at office, this 14th day of January, 2005.

Julia C. Stevenson
Notary Public

JULIA C. STEVENSON NOTARY PUBLIC COUNTY OF WARREN STATE OF MISSISSIPPI MY COMMISSION EXPIRES FEB. 23, 2008 BONDED THRU STEGALL NOTARY SERVICE

My Commission Expires:

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 01/18/05 10:24 2 pgs
Fees:13.00 Taxes:1254.30

20050118-0005831

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 31 and 32 Block "3" on the Plan of The Courts of Belle Meade, as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian W. Lambiotte by deed dated October 11, 2002 from Bradley C. Meyer, an unmarried person of record in Instrument No. 20021016-0127061, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 547, page 141, Register's Office for Davidson County, Tennessee.