BOX 10-A

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0609160
After Recording please return to:
Premier Escrow LLC
4301 Hillsboro Rd, Suite 300, Nashville, TN 37215
File No. cl2006834

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$544,000.00**

Erika D. Cooksey
Affiant

Subscribed and sworn to before me, this
3rd day of October, 2006

TAMILYN DERRYBERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My commission expires: May 2, 2010

Davidson County DEEDWARR
Recvd: 10/09/06 09:42 2 pgs
Fees:13.00 Taxes:2012.80
20061009-0124939

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ryan M. Ezell Melissa G. Ezell 4416 Curtiswood Cir Nashville, TN 37204-4312	Suntrust Mortgage Inc. 201 4th Avenue N. 6th Floor Nashville, TN 37219	13210002600

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Haden C. Cooksey and wife, Virginia S. Cooksey**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryan M. Ezell and Melissa G. Ezell, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

BEING Lot 4 on the Plan of Curtiswood Estates, as of record in Plat Book 2331, Page 40, Register's Office for said County.

SAID Lot No. 4 fronts 224 feet on the east side of Curtiswood Circle, and runs back 229.8 feet non the north line and 237 feet on the south line, to a dead line in the rear on which it measures 157 feet.

BEING the same property conveyed to Haden C. Cooksey and wife, Virginia S. Cooksey by Warranty Deed from Charles R. Johanson, Jr. and wife, Marjorie W. Johanson dated December 11, 1964 and recorded on Februrary 3, 1965 in Book 3856, Page 597, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions including those in Book 2336, Page 271; Book 2440, Page 65 and Book 2440, Page 231, all other matters of record applicable to this property and all items set out on any applicable plat of record including Plat Book 2331, Page 40. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **4416 Curtiswood Cir, Nashville, TN 37204-4312**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Haden C. Cooksey and Virginia S. Cooksey, sign this Warranty Deed on this the 03rd day of October, 2006.

Haden C. Cooksey

Emily D. Cooksey

his attorney in fact

Haden Crouch Cooksey being one and the same as Haden C. Cooksey by Emily D. Cooksey his Attorney in fact

Virginia S. Cooksey

Emily D. Cooksey

her attorney in fact

Virginia Spradlin Cooksey being one and the same as Virginia S. Cooksey by Emily D. Cooksey her Attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Tamilyn Derryberry, the undersigned, a Notary Public in and for said County and State, the within named Emily D. Cooksey, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Haden C. Cooksey and Virginia S. Cooksey, and who acknowledged that she executed the same as the free act and deed of the said Haden C. Cooksey and Virginia S. Cooksey for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Haden C. Cooksey and Virginia S. Cooksey, and appearing of record in Intrument No. 20061009 - 0124938 and Instrument No. 20061009-0124937, in he Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, at office at Brentwood, Williamson County, Tennessee on this the 3rd day of October, 2006.

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public - Tamilyn Derryberry

My Commission Expires: 05/02/10

(SEAL)