G#20344-2 Box 14A
Rtn: John T. Cook

Davidson County DEEDWARR
Recvd: 02/01/07 09:00 2 pgs
Fees:13.00 Taxes:573.13

20070201-0013119

Mail to:

#482

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jessica Egnor and husband, Travis Egnor	FHLLC	Map 053-9B-
1548 Joe Pyron Drive	PO Box 809	Parcel 64.00 CO
Madison, TN 37122	Memphis, TN 38101	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **B. Parrish, Trustee of The Runnels Family Land Trust, a revocable living trust under Trust Agreement dated January 14th, 2004, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jessica Egnor and husband, Travis Egnor**, (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 146, on the Plan of Cumberland Station at Wilson Gap, Section Two of record in Plat Instrument No. 20020903-0105967, said Register's Office, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to B. Parrish, Trustee of The Runnels Family Land Trust, a revocable living trust, under the provisions of a Trust Agreement dated January 14th, 2004 by Warranty Deed to Trustee from Shannon Runnels and husband, Robert Runnels of record in Instrument No. 20040115-0006371, said Register's Office. The said Shannon Runnels and Robert Runnels is one and the same as Shannon L. Runnels and Robert V. Runnels.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions, Charter, and Deed HOA of record in Instrument Nos. 200110150112096, 200207220087864, 200209190114055, 200209190114056, 200110170113082, and in Instrument No. 200302140020550, said Register's Office.**
3. **Easements and Assignment of record in Instrument No. 200403090026763, 200207220087470 and in Instrument No. 200610240131768, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Instrument No. 200209030105967, said Register's Office.**

This is improved property commonly known as: 1548 Joe Pyron Drive, Madison, TN 37115.

|STATE OF TENNESSEE|
|COUNTY OF WILLIAMSON|

The actual consideration or value, whichever is greater for this transfer is $154,900.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2007.

Notary public:

My Commission Expires: 9-25-10

DONOR BARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of **January, 2007**.

The Runnels Family Land Trust Agreement
Dated January 14th, 2004

By: B. Parrish, trustee
B. Parrish, Trustee

|STATE OF TENNESSEE|
|COUNTY OF WILLIAMSON|

LAURIE McCORMACK
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires March 22, 2008

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **B. Parrish** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Trustee** of **The Runnels Family Land Trust Agreement dated January 14th, 2004** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Trustee.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 31st day of January, 2007.

Notary Public

My Commission Expires: March 22, 2008