Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~[redacted]~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Affiant

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

Notary Public
My commission expires: 1/31/11

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 06/04/07 11:50 2 pgs
Fees:13.00 Taxes:307.10
20070604-0066016

02-0705-45502

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jennifer L. Skaggs | THDA | 112-00-0 004.00 |
| 4188 Pond Creek Road | 404 James Robertson Pkwy. | |
| Pegram TN 37143 | Nashville, TN 37219 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benton Ervin and wife, Margie Ervin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer L. Skaggs, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a planted stone, the northeast corner of Hendrickson Tract, said stone being in the boundary line of the Aver & Lord Tract; running with their line north 87 1/2 deg. west 210 feet to a point in the margin of Pond Creek Road; thence with the easterly margin of said road south 24 deg. west 166 feet to a stake; thence south 87 1/2 deg. east 288 feet to a stake in line between Hendrickson and Carpenter; thence with their line north 2 1/2 deg. east 150 feet to the beginning.

For informational purposes only: prior deed references subject property to contain one acre.

Being the same property conveyed to Benton Ervin and wife, Margie Ervin by deed from Betty Jane Foster Collins, Charles ONeal Foster, and Wanda Carolyn Foster Pierce and their respective spouses, dated November 13, 1996, recorded November 14, 1996, of record in Book 10258, Page 931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4188 Pond Creek Road, Pegram, TN 37143

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

WITNESS my hand this 31st day of May, 2007.

Benton Ervin

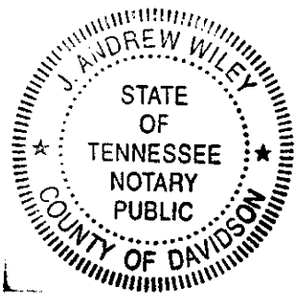
Margie Ervin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benton Ervin and Margie Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of May, 2007.

State of Tennessee at Large




My Commission expires

1/23/10