THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1221

Davidson County DEEDWARR
Recvd: 07/16/07 12:05 2 pgs
Fees:13.00 Taxes:834.61
20070716-0084266

Property Address: 1805 Annalee Drive, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason L. Martin and wife, Upma Martin**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Christopher T. Taylor and Neysa Taylor,** _____hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 163 on the Final Plat of Cane Ridge Farms, Phase One, Section Two, of record in Instrument No. 20010404-0032708 and First Revision of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from The Craig Company, a Tennessee Corporation, dated April 15, 2005, and recorded April 20, 2005, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 20050420-0044103.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,570.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 5th day of July, 2007.

_____ {Seal}
Jason L. Martin

_____ {Seal}
Upma Martin

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 5th day of July, 2007, before me the undersigned officer, personally appeared Jason L. Martin known to me (or satisfactorily proven) to be the partu executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____ Notary Public

My Commission expires: 9·19·09

State of Tennessee
County of Williamson

On this the 5th day of July, 2007, before me the undersigned officer, personally appeard Jason L. Martin known to me (or satisfactorily proven) to be the party executing the foregoing instrument on behalf of Upma Martin as per the Power of Attorney of record in Instrument No. 20070716008426 5, Register's Office for Davidson County, Tennessee and he acknowledged that he executed the same as his free act and deed on behalf of Upma Martin.

_____
Notary Public

My Commission Exp: 9·19·09

Grantees' Name, Address, Phone:
Christopher T. Taylor and Neysa Taylor
1805 Annalee Drive
Antioch, TN 37013

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAP AND PARCEL NO: 174-11-0A-064.00

SEND TAX STATEMENTS TO: + New owner
Christopher T. Taylor + Neysa Taylor
1805 Annalee Dr.
Antioch, TN 37013

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,570.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 5 day of July, 2007.

_____
Notary Public
My Commission expires: 9·19·09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.