WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/07 11:06 2 pgs
Fees:13.00 Taxes:555.00
20070718-0085416

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2007

Eileen Smith
Notary Public

MY COMMISSION EXPIRES: 10/24/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas S. Southall	Taylor, Bean & Whitaker Mortgage	13302033700
(NAME)	(NAME)	
209 McCall Street	1417 N. Magnolia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN37211	Ocala FL 34475	2007-0426
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael C. Smallbone and Jennifer E. Smallbone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas S. Southall, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being more fully described as follows to-wit:

Being Lot No. 19 on the Map of The McLester Addition of Nelon Heights, as shown on the Plan of record in Book 421, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby amde for a more complete and accurate legal description.

Being the same property conveyed to Michael C. Smallbone and wife, Jennifer E. Smallbone from Michael C. Smallbone by Quitclaim Deed of record in Instrument No. 20041001-0118525, conveyance dated September 17, 2004, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2007 Taxes, a lien not yet due and payable. All matters contained in Plan of record in Book 421, page 92, said Register's Office.

This property, known as 209 McCall Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 5TH DAY OF JULY, 2007.

Michael C. Smallbone

Jennifer E. Smallbone by Michael C. Smallbone, Attorney-in-Fact

State of Tennessee, County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael C. Smallbone, the within named bargainor (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this the 6th day of July, 2007 at Franklin, Tennessee.

Notary Public

Commission Expires: 1/4/2011

DELLA L HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 4 2011

State of Tennessee, County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael C. Smallbone, Attorney-in-Fact for Jennifer E. Smallbone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jennifer E. Smallbone, as his free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20070718-0085415, Register's Office for Davidson County, Tennessee.

Witness my hand this the 6th day of July, 2007, at Franklin, Tennessee.

Notary Public

Commission Expires: 1/4/2011

DELLA L HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 4 2011