WARRANTY DEED

State of Tennessee)
County of Davidson)

G#3712-2

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Affiant

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

Notary Public

My commission expires: 5-22-2010

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

BOX 10-A

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MATTHEW A. DILL and KRISTIN M. SAYERS	Regions Bank d/b/a Regions Mtg	**Map 134-13-0 Parcel 078.00**
257 Eisenhower Drive	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	

FOR AND IN 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, I,

SABRINA EDGINGTON, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW A. DILL and KRISTIN M. SAYERS, both unmarried, tenants in common with rights of survivorship

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 Lot No. 165 on the Plan of Kenilworth Estates, Section Four, as of record in Book 3300, Pages 34, 35, and 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Sabrina Edgington, married, by Warranty Deed dated July 21, 2004, from Ava A. Provance, unmarried, and Carla S. Thomas, unmarried, of record in Instrument No. 20040803-0092797, Register's Office for Davidson County, Tennessee. And further by Quitclaim Deed dated October 10, 2006, from Matthew Samuel Walker, pursuant to Marital Dissolution Agreement, to Sabrina Edgington, of record in Instrument No. 20061018-0129347, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **257 Eisenhower Drive, Nashville, TN 37211**.

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 **31st** day of **July, 2007.**

SABRINA EDGINGTON

Davidson County DEEDWARR
Recvd: 08/01/07 10:42 2 pgs
Fees:13.00 Taxes:481.00

20070801-0091252

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SABRINA EDGINGTON, unmarried ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2007.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 7, 2011