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. 07-1247

Davidson County DEEDWARR
Recvd: 08/06/07 12:56 2 pgs
Fees:13.00 Taxes:488.40

20070806-0093373

Property Address: 745A Flint Ridge Drive, Whites Creek, TN 37189

---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, **Westport Development Co, Inc.**, existing under the laws of State of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Valorie Palmer, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Whites Creek, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36, Unit 745-A, of Flint Ridge Homes, on the Plan of Deer Meadows, Phase Two, as of record in Plat Book 6250, Page 280, with Site Plans contained in Master Deed in Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

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

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in Master Deed of record in Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from The Vanderbilt University, a Tennessee Corporation, dated July 15, 2005, and recorded September 1, 2005, in the Register of Deeds for the City of Whites Creek, County of Davidson, as Document No. 20050901-0105090.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors 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.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 3rd day of August, 2007.

WESTPORT DEVELOPMENT CO, INC.

By: Margarete Shields, President

By: _____

STATE OF TENNESSEE
CITY OF WHITES CREEK, COUNTY OF DAVIDSON

On this the 3rd day of August, 2007, before me, DAVID ROETGER, the undersigned officer, personally appeared Margarete Shields of Westport Development Co, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

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

Notary Public
My Commission expires: 9·19·09

Grantee's Name, Address, Phone:
Valorie Palmer
745A Flint Ridge Drive
Whites Creek, TN 37189

MAP AND PARCEL NO: 049-15-0-044.00

Send Tax Bills To:
USA Funding Corp.
17035 W. Wisconsin Avenue
Brookfield, WI 53005

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 $132,000.00 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 3 day of August, 2007.

Notary Public
My Commission expires: _____

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