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. 07-1328

Davidson County DEEDWARR
Recvd: 09/13/07 10:16 2 pg
Fees:13.00 Taxes:404.97
20070913-0109784

Property Address: 412 Adair Drive, Nashville, TN 37214

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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, **John Boone, as Trustee of the 412 Adair Road Revocable Residential Land Trust**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jason Tyler Parsons, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Cloverdale Subdivision, as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

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 Grantor by virtue of a deed from William Harper and Teresa Harper, husband and wife, dated June 18, 2007, and recorded June 19, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070619-0073041.

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 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 Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,450.00 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 6th day of September, 2007.

John Boone as trustee {Seal}
John Boone, as Trustee

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 6th day of September, 2007, before me the undersigned officer, personally appeared John Boone, as Trustee of the 412 Adair Road Revocable Residential Land Trust, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed as Trustee of the 412 Adair Road Revocable Residential Land Trust dated June 18, 2007.

Melonie Rich
Notary Public

My Commission expires: 5/11/09

MELONIE RICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Grantee's Name, Address, Phone:
Jason Tyler Parsons
412 Adair Drive
Nashville, TN 37214

MAP AND PARCEL NO: 095-11-0-086.00

SEND TAX STATEMENTS TO:
Countrywide Home Loans
P. O. Box 660694
Dallas, TX 75266-0694

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 $109,450.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: JBB

Subscribed and sworn to before me this 6th day of September, 2007.

Melonie Rich
Notary Public
My Commission expires: 5/11/09

MELONIE RICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY