This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC

ADDRESS NEW OWNER:
Delano J. Cawthon
3001 Hamilton Church Rd #419
Antioch, TN 37013

SEND TAX BILLS TO:
US Bank
P.O. Box 190010
Little Rock, AR 72219

Map & Parcel # 163-4-A-419

Davidson County DEEDWARR
Recvd: 09/13/07 12:36 2 pgs
Fees:13.00 Taxes:462.50
20070913-0109900

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Martin L. Knox an unmarried man hereinafter called the **Grantors**, do hereby convey unto Delano J. Cawthon unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Unit 419, Hamilton Crossings, Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee, amended in 20050310-0026734.

Being the same property conveyed to Marin L, Knox on May 31, 2005 by Warranty Deed of Record in Instrument 20050610-0066820 said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4)All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 3001 Hamiton Church Rd Unit 419 Antioch, TN 37013

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of August 2007.

Martin L. Knox

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Martin L. Knox known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 28th st day of August 2007.

Notary Public
State of Tennessee

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3/21/10

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Sworn and subscribed before me on 8/28/2007.

Notary Public

My Commission Expires: 3/21/10

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY