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. 07-1374

Return to
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 3721-
PH 615 883 5883
FAX 615 883 754-

Davidson County DEEDWARR
Recvd: 10/10/07 10:41 2 pgs
Fees:13.00 Taxes:479.58
20071010-0120524

Property Address: 904 North 5th Street, Nashville, TN 37207

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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, **Danielle Taylor, married and Cathy Kelly, single with rights of survivorship and not as tenants in common**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Christopher Pegram,** 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:

Being Lot No. 26 on the Plan of Subdivision of McFerrin Lands, Wills Sharpe and Crutcher Add, of record of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

See deed of record in Instrument # 20060317 0031207 filed 3/17/06, Register's office for said County

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. Subject to all matters set forth in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Bank One, National Association as Trustee, dated March 8, 2006, and recorded March 17, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20060317-0031207.

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

GRANTORs do for Grantors and Grantors' 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 [X] is not a part of the homestead of Grantors, or [ ]s part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $129,615.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

DT CR

WITNESS Grantors' hands this 28th day of September, 2007.

Danielle Taylor {Seal}

Cathy Kelly {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30th day of September, 2007, before me the undersigned officer, personally appeared Danielle Taylor and Cathy Kelly, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Christopher Pegram
904 North 5th Street
Nashville, TN 37207

MAP AND PARCEL NO: 082-03-0-479.00

SEND TAX STATEMENTS TO:
Christopher Pegram
904 Noth 5th St
Nashville TN 37207

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 $129,615.00 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 28 day of September, 2007.

Notary Public
My Commission expires: _____