WARRANTY DEED

Return to: File Box 9B
First Title &Escrow Co., Inc.
#27036

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $344,000.00

Christine M. Read
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF OCTOBER, 2007.

Mary Esther Champion
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-14-09

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02405 CORNETT NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jack E. Cornett and Cylina D. Cornett	XXXX SunTrust Mortgage	126-16A-337.00CO
7524 Woodstream Drive	201 Fourth Ave. N/7th FL	
Nashville, TN 37221	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES ANDREW DURHAM, AND WIFE, ANGELA MARIE DURHAM

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

JACK E. CORNETT, AND WIFE, CYLINA D. CORNETT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7524 Woodstream Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 5th day of October, 2007.

James Andrew Durham

Angela Marie Durham

Davidson County DEEDWARR
Recvd: 10/12/07 12:24 2 pgs
Fees:13.00 Taxes:1272.80
20071012-0121481

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES ANDREW DURHAM AND ANGELA MARIE DURHAM, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of October, 2007.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 176, PHASE 2-C, FINAL PLAT OF RIVERWALK, as shown on plat of record in Instrument No. 20040130-0011799, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Andrew Durhan and wife, Angela Marie Durham by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 3rd day of September, 2004 in Instrument No. 20040903-0107147, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated [illegible] and paid by the Grantor.