This space for Register's Office:

Davidson County DEEDWARR
Recvd: 10/18/07 10:39 2 pgs
Fees:13.00 Taxes:862.44
20071018-0123572

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Reginald Bigord
Marcie A. Henson
4821 Cape Hope Road
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map & Parcel # 098-13-0-A-024.00 CO

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, **John E. Marshall and wife Shari L. Marshall** hereinafter called the **Grantors**, do hereby convey unto **Reginald Bigord unmarried and Marcie A. Henson 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:

Being Lot No. 24 on the Plan of New Hope Point, Phase One, Section Three, as of record in Book 9700, Page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to John E. Marshall and wife, Shari L. Marshall on February 16, 2000 by Warranty Deed of record in Instrument No. 200002170015954, Register's office for said County.

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: 4821 Cape Hope Pass, Hermitage, TN 37076.

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 September 2007.

John E. Marshall

Shari L. Marshall

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared John E. Marshall and wife Shari L. Marshall 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 day of September 2007.

Notary Public in and for
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 $233,093.00.

Affiant

Sworn and subscribed before me on 9/28 /2007.

Notary Public

My Commission Expires: 3/21/10

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY