Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/08 10:11 3 pgs
Fees:18.00 Taxes:476.93
20080104-0001017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$128,900.00.**

Affiant

Subscribed and sworn to before me this 19th day of December, 2007.

Notary Public
My Commission expires:
(Affix Seal)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brisen D. Pincham	CTX Mortgage Company, LLC	150-01-0-008.00
2706 Priest Lake Drive	3100 McKinnon Corp 2nd Flr	
Nashville, TN 37217	Dallas TX 75201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs at Law of Sabra R. Clayton,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brisen D. Pincham,** unmarried their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 277 on the plan of Section I, Edge-O-Lake Estates Subdivision, of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy M. Clayton and wife, Sabra R. Clayton, by deed from Ernest W. Scarbrough and wife, Shirley J. Scarbrough, on September 23, 1988, of record in Book 7664, page 950, Register's Office for Davidson County, Tennessee. And further conveyed to Sabra R. Clayton by Quitclaim Deed from Timothy M. Clayton on August 18, 2003 of record in Instrument Number 20031009-0150118, said Register's Office. The said Sabra R. Clayton having since died on March 26, 2007, leaving property to her heirs-at-law of record Case No. 07P-635, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 3600, page 43, Register's Office Davidson County, Tennessee.

This is improved property known as: **2706 Priest Lake Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this December 19, 2007.

The Heirs at Law of Sabra R. Clayton

BY: _____
Joshua T. Clayton, Heir-at-Law

BY: _____
Christina M. Clayton, Heir-at-Law

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joshua T. Clayton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 19, 2007

My commission expires 8/10/10

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christina M. Clayton,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that ~~he~~ she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 19, 2007

My commission expires 31st of August, 2011

Notary Public

SCOTT HIGH
Notary Public
Mecklenburg County
State of North Carolina
My Commission Expires Aug 31, 2011

I, Dawn Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Dawn Chase a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).