Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $785,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November 2007.

Notary Public
My commission expires: 6-27-09

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 01/10/08 10:00 2 pgs
Fees: 13.00 Taxes: 2904.50
20080110-0003096

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey E. Cangemi 2007 A Galbraith Nashville, TN 37215	NEW OWNER	Map 131-02-R Parcel 100C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James David Pearson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffrey E. Cangemi and wife Carmen M. Cangemi,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, Galbraith Heights Townhomes, as described as Exhibit "C" and attached to the Declaration of Covenants,Conditions and Restrictions for Galbraith Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Inistrument 200602070015031, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Bryan Burrell and wife Jennifer Burrell, as to a one-half (1/2) undivided interest and James David Pearson, an unmarried man, as to a one-half (1/2) undivided interest by deed from Cornelia Jacobs Ivy, an unmarried woman of record in Instrument 200602070015030, said Register's Office, dated January 30, 2006. And being the same property conveyed to J. David Pearson, unmarried by Quitclaim Deed from Bryan Burrell and wife Jennifer Burrell and J. David Pearson , unmarried of record in Instrument 200602070015033, said Register's Office, dated January 30, 2006. And further being part of the same property conveyed to Robert E. Ivy and wife Cornelia Jacobs Ivy by deed from The National Realty Company, Inc., a Corporation, of record in Book 1163, page 285, Register's Office for Davidson County, Tennessee, dated May 5, 1941. The said Robert E. Ivy, having since died.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (1) Taxes for the year of 2007 a lien, due and payable, but not delinquent until March 1, 2008. 3) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 4) All matters shown on the Plan as Exhibit C attached to and described by the Declaration of Covenants, Conditions and Restrictions for Galbraith Heights Townhomes of record in Instrument 200602070015031, said Register's Office. (copy attached) 5) Charter of Galbraith Heights Townhomes of record in Instrument 200603170030962, said Register's Office. 6) All matters shown on the Plan of record in Book 843, page 66, said Register's Office.

7) Declaration of Covenants, Conditions and Restrictions for Galbraith Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 200602070015031, said Register's Office. 8) Rights or interest of adjoining owners in and to any party walls. 9) Rights of others in and to common areas and/or elements. All recorded matters are of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2007 A Galbraith, Nashville, TN 37215

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs 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 my hand this the 30th day of November, 2007.

James David Pearson

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 David Pearson** 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 the 30th day of November, 2007.

Notary Public

My Commission expires: 6-27-09

FILE NO: TN2007100584

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds