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

Davidson County DEEDWARR
Recvd: 01/25/08 13:15 2 pg
Fees:13.00 Taxes:408.85

20080125-0008129

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,500.00

Kathy Sullivan
Affiant

Subscribed and sworn to before me, this 15th day of January 2007.

Debbie A. Serbin
Notary Public
My commission expires: 2-14-09

DEBBIE A SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Warrington 404 Cedarmont Drive Nashville, TN 37211	Kevin Warrington 404 Cedarmont Dr. Nashville, TN 37211	Map 162-13, Parcel 125

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, **Music City Homes, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kevin Warrington, unmarried,** 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 Lot No. 54 on the Plan of Section Two-A, Monte Carlo, of record in Book 4955, page 45, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Homes, LLC by deed from Charles L. Smith of record in Instrument 200701170006951, said Register's Office, dated January 16, 2007. And being the same property conveyed to Charles L. Smith by deed from Brenda Kay Todd Wilson Lowery joined by her husband Alvin Lowery of record in Book 9087, page 784, said Register's Office, dated September 17, 1993.

This conveyance is made subject to the following: 1) Taxes for the year of 2007 a lien, due and payable, but not delinquent. 2) 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. 3) All matters shown on the Plan of record in Book 4955, page 45, said Register's Office. 4) Restrictive Covenants of record in Book 5202, page 261, said Register's Office. All of record in register's office for Davidson County, Tennessee.

This property is improved property known as 404 Cedarmont Drive, Nashville, TN 37211

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 15th day of January, 2008.

Music City Homes, LLC

By: _____
Trey Cain
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Trey Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of Music City Homes, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 15th day of January, 2007.

_____
Notary Public

My commission expires: _____

FILE NO: 2008010649

My Commission Expires
October 22, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds