Box 8

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 01/25/08 13:30 3 pg
Fees:18.00 Taxes:793.65
20080125-0008142

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of January, 2008, by and between TIMOTHY J. SANDERSON and SHAUNA L. SANDERSON, HUSBAND AND WIFE, hereinafter called Grantors, and JUSTIN DAVIDSON and CELESTE DAVIDSON, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TIMOTHY J. SANDERSON and SHAUNA L. SANDERSON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JUSTIN DAVIDSON and CELESTE DAVIDSON, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

Spouse

This is improved property known as 1109 BERWICK TRAIL, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

TIMOTHY J. SANDERSON
Signature of Seller

SHAUNA L. SANDERSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TIMOTHY J. SANDERSON and SHAUNA L. SANDERSON, HUSBAND AND WIFE, the within named bargainors, 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, at Madison, Tennessee, on this the 23rd day of January, 2008.

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

Name and Address of Property Owner:

JUSTIN DAVIDSON and CELESTE DAVIDSON

1109 BERWICK TRAIL
MADISON, TENNESSEE 37115

Property Address:

1109 BERWICK TRAIL, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Taylor Bean & Whitaker Mortgage

1417 North Magnolia Avenue

Ocala, FL 34475-9078

Map & Parcel #: MAP 52.11, PARCEL 35.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF ~~xxxxxxxx~~ Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$214500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of **January, 2008.**

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 08-453J

EXHIBIT 'A'

Being Land in the 11th Civil District of Davidson County, Tennessee, known as Lot no. 5 on the Plan of Madison Heights, Section III, not of record, described according to a copy of a survey by Harvey Gee, Surveyor, as follows:

BEGINNING at a concrete monument, in the easterly margin of Berwick Trail at the most southerly corner of Lot 36 on the Map of Madison Heights, as of record in Book 2083, page 98, Register's Office for Davidson County, Tennessee; thence along the line of said Lot 36, north 59 deg. 13' east 186.66 feet to the line of Lot 6 of Madison Heights, Section III, not of record; thence with the line between Lots 5 and 6, south 43 deg. 53' east 113.5 feet to a point in the westerly line of the subdivision known as Marlin Meadows, Section III, of record in Book 2133, page 26, Register's Office for Davidson County, Tennessee; thence along the line of said subdivison south 4 deg. 52' west 387.2 feet to the margin of Berwick Trail; thence with the margin of same, northwesterly 427.19 feet to the beginning. *

BEING the same property conveyed to TIMOTHY J. SANDERSON and SHAUNA L. SANDERSON, HUSBAND AND WIFE, by Warranty Deed from THOMAS & WILLIAM HOWARD & BURTON, of record in Instrument No. 20030909-0131396, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 52.11, PARCEL 35.00).

2. Sanitary Sewer Storm Drainage of record in Book 5341, page 756, Register's Office for DAVIDSON County, Tennessee.

* Subject property is also known as Lot 5 of Madison Heights, Section Three of record in Book 2083, Page 111, to which Plan reference is hereby made for a more complete description.