After recording return to:

TrustLand Title & Escrow, LLC
1720 West End Av., Ste 400
Nashville TN 37203
Drop Box #32

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1521

Davidson County DEEDWARR
Recvd: 02/19/08 12:05 2 pgs
Fees:13.00 Taxes:343.73

20080219-0015824

Property Address: 3214 Lakeford Drive, Nashville, TN 37214

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason A. Deal and Jennifer Deal**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Michael W. Warden, married and Joy E. Warden, married** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 30B on the Plan of Zone Lot Division, Lots 29, Page 30 of Section 3 of East Lake Subdivision as of record in Book 5200, page 342, as amended in Book 5200, Page 668, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Federal National Mortgage Association, a corporation, dated November 2, 2002, and recorded November 27, 2002, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20021127-0147476. Said Jennifer R. Saunders is now known as Jennifer Deal.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 5200, Page 668, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 15th day of February, 2008.

X _____ {Seal}
Jason A. Deal

X _____ {Seal}
Jennifer Deal

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 15th day of February, 2008, before me the undersigned officer, personally appeared Jason A. Deal and Jennifer Deal, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone: + NEW owner.
Michael Warden and Joy Warden
3214 Lakeford Drive
Nashville, TN 37214

Map and Parcel No. 108-08-0-224.00

SEND TAX STATEMENTS TO:
JPMorgan Chase Bank
P O Box 78420
Phoenix, AZ 85062

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 15th day of February, 2008.

_____
Notary Public
My Commission expires: 3/7/2011

TARA R. KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.