RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALISON L. RUTLEDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires May 26, 2009

WARRANTY DEED

RW-08-5845

Davidson County DEEDWARR
Recvd: 02/26/08 12:42 2 pgs
Fees:13.00 Taxes:582.75

20080226-0018798

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Ann Armstrong	First Community Mortgage,Inc.	
5845 Nolensville Pike, Apt. 307 (ADDRESS)	1610 South Church St, Ste A (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	161-16-A-89 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAMON W. GOUDE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JILL ANN ARMSTRONG, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 89 ON THE PLAN OF TOWNHOMES OF SHADOW GLEN AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040315-0029248; INSTRUMENT NO. 20040317-0030572; INSTRUMENT NO. 20040713-0083179; INSTRUMENT NO. 20040720-0086706 AND INSTRUMENT NO. 20040720-0086707 AND FURTHER DESCRIBED ON EXHIBIT A TO THE THIRD SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050118-0005927, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAMON W. GOUDE, AN UNMARRIED MAN BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 8TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050708-0079099, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Damon W. Goude having since married. His spouse, Sarah Damon joins in this conveyance for the purpose of conveying any and all marital rights in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 7900, Page(s) 38; Book 8064, Page 815 and Instrument No. 20040315-0029248, Surveyor's Certificate at Instrument Nos. 20040720-0086706 and 20040317-0030572, supplemented at Instrument Nos. 20040713-0083179, Surveyor's Certificate at Instrument No. 20040720-0086707; and supplemented at Instrument Nos. 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, amended at Instrument No. 20050520-0056887; 20051007-0121715, 20051107-0134921, 20051207-0147464 and 20060124-0009112; Instrument No. 20040316-0029917; Instrument No. 20040917-0112429; Book 7382, Page 755 and Book 9640, Page 881; Instrument No. 20030903-0127692; Instrument No. 20030626-0089015; Book 8064, Page 831, amended at Instrument No. 20000114-0004981, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5845 Nolensville Pike, Apt. 307, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 21st day of February, 2008.

Damon W. Goude

Sarah Goude

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Damon W. Goude and Sarah Goude, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530