RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3235
186

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Cory D. Dryden
Markisha G. Dryden
13 Mary Anton Court
Nashville, TN 37211

SEND TAX BILL:

Mortgagee

Davidson County DEEDWARR
Recvd: 03/03/08 15:06 2 pgs
Fees:13.00 Taxes:564.25

20080303-0021118

MORTGAGEE:
Fifth Third Mortgage Company
5001 Kingsley Drive
Cincinnati, OH 45263

MAP AND PARCEL:
MAP 148-10-B
PARCEL 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JGJWJ PRINCESSES REVOCABLE LIVING TRUST, KEVIN P. HUGHES, TRUSTEE WITH THE FULL POWER TO SALE, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CORY D. DRYDEN AND WIFE, MARKISHA G. DRYDEN**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Anton Prospect 1, Resubdivision of Lot 11 on the Plan of Anton Place, of record in Plat Book 9700, page 376, and Surveyor's Certificate of Correction of record in Book 10589, page 126, Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20050310-0026902, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.
>
> Being the same property conveyed to JGJWJ PRINCESSES REVOCABLE LIVING TRUST, KEVIN P. HUGHES, TRUSTEE WITH THE FULL POWER TO SALE, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY, by deed from THE AMADOR COMPANY, LLC, of record as Instrument No. 20050324-0032090, dated March 17, 2005, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 13 (~~15~~) Mary Anton Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29th day of February, 2008.

Kevin P. Hughes by Ginger Anne Noelani Hughes, Attorney-in-Fact
Kevin P. Hughes, Trustee, JGJWJ Princesses Revocable Living Trust by Ginger Anne Noelani Hughes, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20080303002,1117 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, GINGER ANNE NOELANI HUGHES, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of KEVIN P. HUGHES, TRUSTEE, JGJWJ PRINCESSES REVOCABLE LIVING TRUST and that she executed the same as the free act and deed of KEVIN P. HUGHES, TRUSTEE, JGJWJ PRINCESSES REVOCABLE LIVING TRUST.

Witness my hand and official seal this 29th day of February, 2008.

Notary Public

My Commission Expires: 01/24/2009

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $152,500.00.

AFFIANT

Subscribed and sworn to before me
this 29 day of February, 2008.

NOTARY PUBLIC

Tabitha N. Cannon
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/14/09