THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-3099
File No. 08-1569

Property Address: 50 Peachtree Street, Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 03/17/08 08:48 2 pgs
Fees:13.00 Taxes:456.65
20080317-0026349

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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, **Kim Dionne Armstrong, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mark Cowart and Rae Ann Cowart,** husband and wife 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. 54, on the Plan of Sterling Heights Section 3, which is of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Kim Dionne Armstrong, unmarried from Noeun Diep and wife, Hong Lay Diep, by Deed dated July 17, 2003, and recorded on July 23, 2003, as Document No. 20030723-0103134, Register's Office for Davidson County, Tennessee.

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 1424, Page 113, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Noeun Diep and wife, Hong Lay Diep, dated July 17, 2003, and recorded July 23, 2003, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20030723-0103134.

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

GRANTOR does for Grantor and Grantor's 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 Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $123,419.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 7 day of March, 2008.

Kim Dionne Armstrong (Seal)
Kim Dionne Armstrong

STATE OF ALABAMA
CITY OF Fort Payne, COUNTY OF DeKalb

On this the 7 day of March, 2008, before me the undersigned officer, personally appeared Kim Dionne Armstrong, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Sharon B. Hale
Notary Public
My Commission expires: April 18, 2011

SHARON B. HALE NOTARY PUBLIC ALABAMA STATE AT LARGE

Grantees' Name, Address, Phone:
Mark Cowart and Rae Ann Cowart
50 Peachtree Street
Nashville, TN 37210

Map and Parcel No.: 119-06-0-124.00

SEND TAX STATEMENTS TO:

Elite Home Loans, Inc.
109 Westpark Drive Suite 310
Brentwood, TN 37027

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 $123,419.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Angela Patton

Subscribed and sworn to before me this 11th day of March, 2008

Jenna Williams
Notary Public
My Commission expires: 10/17/09

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.