Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $464,900.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2008.

Notary Public
My commission expires: 1/24/09

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

02-0804-46022

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer R. Holt-Peterson	Regions Bank d/b/a Regions Mortgage, Dept 2520	131-06-0-B-009.00CO
26 Belcaro Circle Nashville TN 37215	P.O. Box 2153 Birmingham, AL 35287-2520	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Ann McPherson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer R. Holt-Peterson and husband, Bradley H. Peterson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, Page 564, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy E. McPherson and wife, Mary Ann McPherson by deed from Burton Hills Properties, a Kentucky General Partnership, dated January 29, 1986, recorded February 5, 1986, of record in Book 6777, Page 689, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Ann McPherson by Final Decree of Divorce from Roy E. McPherson, dated November 13, 1991, recorded February 13, 1992, of record in Book 8550, Page 68, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 26 Belcaro Circle, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 05/19/08 09:56 2 pgs
Fees:13.00 Taxes:1720.13
20080519-0050913

WITNESS my hand this 14th day of May, 2008.

Mary Ann McPherson

Mary Ann McPherson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ann McPherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of May, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON