THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/04/08 13:54 2 pgs
Fees:13.00 Taxes:621.60
20080604-0057265

ADDRESS NEW OWNER
J. Carl Cannon
122 Spring Valley Road
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 095-04-0
PARCEL 196.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kent Brummett and wife, Angela Brummett Juliao and Keith Gannon and wife, Starlena Bright Gannon,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **J. Carl Cannon and wife, Carla E. Cannon,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract or parcel of land situated and lying in Davidson County, Tennessee, being more particularly described as follows:

Being the northerly 110 feet of Lot No. 39 on the Map of Bluefields, as shown of record in Book 843, Page 16, Register's Office for Davidson County Tennessee and being further described as follows:

Said part of Lot No. 39 fronts 110 feet on the westerly side of Spring Valley Road and runs back between lines, 286 feet on the northerly line and 270 feet, more or less on the southerly line to a dead line on which it measures 110 feet.

Being the same property conveyed to Kent Brummett and wife, Angela Brummett Juliao and Keith Gannon and wife, Starlena Bright Gannon by Quitclaim Deed from Restora Building Group, A Tennessee General Partnership dated May 28, 2008 and of record in Instrument No. 20080604-0057264 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 737, Page 258; easements, covenants and conditions as shown on the plan of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **122 Spring Valley Road Nashville, TN 37214.**

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 and assigns, forever; and we do covenant with the said Grantees 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 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.

Witness our hands this 28th day of May, 2008.

Kent Brummett

Keith Gannon

Angela Brummett Juliao

Starlena Bright Gannon

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kent Brummett and wife, Angela Brummett Juliao and Keith Gannon and wife, Starlena Bright Gannon, the bargainor(s) 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 28th day of May, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $168,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of May, 2008.

NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 2-6-2010