PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
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20080625-0065315

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49475
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark A. Haden Claire T. Haden 845 Crestridge Drive Nashville, Tennessee 37204	WR Starkey Mortgage, LLP 5055 W. Park Blvd., Suite 300 Plano, TX 75093

TAX MAP-PARCEL NUMBERS: 11810015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$276,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clovis Pitchford and spouse, Elizabeth B. Pitchford,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Haden and spouse, Claire T. Haden** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Pleasant Valley of record in Book 1424, page 63 Register's Office for said County.

Said Lot No. 42 fronts 75 feet on the southerly margin of Crestridge Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Clovis Pitchford and wife, Elizabeth B. Pitchford by warranty deed from Claude M. Nagamine, a single person and James S. Scott, a single person dated June 11, 2004 and recorded on June 16, 2004 of record in Doc. No. 20040616-0071397, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 63, said Register's Office, which Plan shows a 60 foot minimum building setback line from Crestridge Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 845 Crestridge Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2008.

Clovis Pitchford

Elizabeth B. Pitchford

State of TENNESSEE
County of DAVIDSON

On this 23rd day of June, 2008 , before me the undersigned authority, personally appeared Clovis Pitchford Elizabeth B. Pitchford , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Sworn and subscribed before me this the 23rd day of June, 2008

My Commission Expires: 3-21-09

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public