BOX 10-A

THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15538

RETURN TO:
PREMIER ESCROW, LLC
[illegible] HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 08/05/08 10:17 2 pgs
Fees:13.00 Taxes:654.90

20080805-0080519

Tax Parcel ID #: 086-03-0 062.00
Property Address:
1720 Ridgemere Court, Hermitage, TN 37076

---Above This Line Reserved For Official Use Only---

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, **Alan L. Matthews and wife, Edna Palmer Matthews**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Michael John McCracken, unmarried**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 58, on the Plan of Ridgemere, as shown by plat of record in Plat Book 6250, Page 937-939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quitclaim deed from Alan L. Matthews, dated November 17, 1993, and recorded November 22, 1993, in the Register's Office for Davidson County, Tennessee, in Book 9159, at Page 607.

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

GRANTORs do for Grantors and Grantors' 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 [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 1st day of August, 2008.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Alan L. Matthews {Seal}

Edna Palmer Matthews {Seal}

State of TENNESSEE
County of Davidson

On this the 1st day of August, 2008, before me, the undersigned officer, personally appeared Alan L. Matthews and Edna Palmer Matthews, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Notary Public

My Commission expires: 3.21.09

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $177,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 1st of August, 2008.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Notary Public

My Commission expires: 3.21.09

Name of Owner and Property Address:
Michael John McCracken

1720 Ridgemere Court

Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Michael John McCracken

Suntrust Bank
401 Commerce St., Suite 6100
Nashville, TN 37219

Tax Parcel ID#: 086-03-0 062.00