WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John M. High	Regions Bank, d/b/a Regions Mortgage	Parcel ID:
3412 Cainbrook Crossing	2050 Parkway Office Circle	164130B01300CO
Antioch, TN 37013	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kenyon P. Warner and wife, Tamara A. Warner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John M. High and wife, Danita M. High

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 Lot No. 13, on the Plan of Asheford Crossing, Section Six, of record in Instrument 20001010-0100374, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenyon P. Warner by deed from Beazer Home Corp dba Phillips Builders, of record in Instrument 20010706-0072110, dated June 28, 2001, Register's Office for said County.

This conveyance is subject to: (1) 2008 taxes, which have been prorated at closing and assumed by the Grantees, and (2) all matters appearing on the plan of record in Instrument 20001010-0100374, said Register's Office, and (3) Power Line Easement of record in Book 1224, page 257, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 9651, page 900, Book 9980, pge 482, Book 10301, page 180, Book 10640, page 941, Book 10717, page 97, Book 10640, page 941, Book 11753, page 575, Instrument 2000418-0038191, Instrument 20001018-0103441, and Book 9651, page 925, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3412 Cainbrook Crossing, Antioch, TN 37013

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 7th day of August, 2008.

Kenyon P. Warner

Kenyon P. Warner

Tamara A. Warner

Tamara A. Warner

Davidson County DEEDWARR
Recvd: 08/08/08 10:26 2 pgs
Fees:13.00 Taxes:580.16

20080808-0081895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenyon P. Warner and Tamara A. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.