PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
Recvd: 09/04/08 10:50 2 pgs
Fees:13.00 Taxes:659.53
20080904-0090699

Christy Wilkins Ivey — *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(DM) Title No: 49557
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Collin Bastien 2325 Alteras Drive Nashville, Tennessee 37211	Community Mortgage Corp. 142 Timber Creek Dr, Cordova, TN 38018

TAX MAP-PARCEL NUMBERS: 173090A58600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,250.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sally M. Lavigne , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto *** 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:**

*** Collin J. Bastien, an unmarried man

Land in Davidson County, Tennessee, being Lot No. 560 on the Plan of Lenox Village, Section One of Phase Eight of record in Doc. No. 20060824-0104608, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sally M. Lavigne, a single woman by warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 11, 2007 and recorded on June 13, 2007 of record in Doc. No. 20070613-0070938, 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 Doc. No. 20060824-0104608 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020315-0032825, Doc. No. 20021226-0158459, Doc. No. 20060321-0032382, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2325 Alteras Drive, Nashville, Tennessee 37211

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 29th day of August, 2008.

Sally M. Lavigne

State of TENNESSEE

County of DAVIDSON

On this 29th day of August, 2008 , before me the undersigned authority, personally appeared Sally M. Lavigne , 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 $178,250.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2008

Notary Public

My Commission Expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009