Record & Return to:
First Title and Escrow Company, Inc.
File Box 9B FTEC #27987

Davidson County DEEDWARR
Recvd: 09/05/08 10:28 2 pg
Fees:13.00 Taxes:2275.50
20080905-0091068

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08080606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$371,500.00~~ $615,000.00

Christie M. Read
Affiant

Subscribed and sworn to before me, this 2nd day of September, 2008.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mitchell D. Korn 1205 Cedar Lane Nashville TN 37212	~~New Owner~~ SunTrust Mortgage 901 Semmes Avenue Richmond, VA 23224	Tax Parcel ID No. ~~118 06 4.00~~ 1180500400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herndon Maddox Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell D. Korn, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 143 ON THE PLAN OF VICTORIA PLACE AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE FULLY DESCRIBED AS FOLLOWS: SAID PART OF LOT FRONTS 70 FEET ON THE SOUTHERLY SIDE OF CEDAR LANE, FORMERLY VICTORIA, AND EXTENDS BACK 137.4 FEET MORE OR LESS ON THE EASTERLY LINE AND 142.6 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 58.5 FEET, SAID DEAD LINE FRONTS ON THE NORTHERLY SIDE OF A 12 FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HERNDON MADDOX INVESTMENTS, LLC BY WARRANTY DEED DATED JANUARY 24, 2007 FROM J. DAVID PEARSON, AN UNMARRIED MAN OF RECORD IN INSTRUMENT NO. 20070130-0012056, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1205 Cedar Lane Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2008.

Herndon Maddox Investments, LLC

By: Jeff Maddox, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Maddox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Herndon Maddox Investments, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of September, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY