Book 5

Davidson County DEEDWARR
Recvd: 09/08/08 11:06 2 pgs
Fees:13.00 Taxes:222.00
20080908-0091626

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

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

Notary Public

My commission expires: 9-19-2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
367 Riverside Drive, Suite 105
Franklin, TN 37064
(615)-628-5225

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Residori	**Michael Residori**	**96-6-85.00**
~~2509 Ironwood Drive~~ 4636 Lebanon Pike Suite 317	**4636 Lebanon Pike, Suite 317**	
~~Nashville, TN 37214~~ Hermitage, TN 37076	**Hermitage, TN 37076**	

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 ACKNOWLEDGE, WE,

Eric Pegram and M. Lynette Pegram, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Residori, a married man

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:

Land in Davidson County, Tennessee, being Lot 9, CLOVERHILL, SECTION 2, as shown on plat of record in Plat Book 2133, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric W. Pegram and wife, M. Lynette Pegram by Deed from Earnest S. Hodges, Jr. and wife, Rhonda D. Hodges, recorded on the 5th day of October, 1993 in Book 9104, Page 209, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 2509 Ironwood Drive, Nashville, TN 37214.

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 in 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 my/our hand(s) this 2nd ~~day~~ of September, 2008.

Eric Pegram

M. Lynette Pegram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Eric Pegram and M. Lynette Pegram , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

~~**RETURN TO:**~~
SIGNATURE TITLE SERVICES, LLC
367 Riverside Drive, Suite 105
Franklin, TN 37064

Return To: Real Estate Loan Services
Attn: Post Closing
7151 Lee Hwy. Suite 200
Chattanooga, TN 37421