THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28042-08-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Affiant Subscribed and sworn to before me this 19th day of September, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Teresa Rowlett 4027 Dorcas Court Nashville, TN 37215	New Owner	Map and Parcel No.: 116160018.00

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, **Garry W. Tallent and wife, Tammy O. Tallent**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teresa Rowlett, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4027 Dorcas Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 19th day of September, 2008.

Garry W. Tallent

Tammy O. Tallent by Garry W. Tallent as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garry W. Tallent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2008.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 8, 2012

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Garry W. Tallent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Tammy O. Tallent as her Attorney-In-Fact, as the free act and deed of the within named Tammy O. Tallent.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2008.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 09/23/08 15:04 2 pgs
Fees:13.00 Taxes:1868.50

20080923-0096912

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Evergreen Heights Part Two, as of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Garry W. Tallent and wife, Tammy D. Tallent by Warranty Deed dated October 2, 2000 from Craig Morrison and wife, Jennifer Morrison of record in Instrument No. 20001004-0098650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 19, Register's Office for Davidson County, Tennessee.