THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Front Desk
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1815

Davidson County DEEDWARR
Recvd: 10/06/08 11:07 2 pgs
Fees:13.00 Taxes:636.40
20081006-0101260

Property Address: 329 Upper Mill Drive, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brandon E. Church, a single man** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Joanne Palermo,** a single woman, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of Land in Davidson County Tennessee being Lot no 78 on the Plan of Mill Run Subdivision Phase 1-A of record in Doc No. 20010608-0060668 Register's office for said county to which plan reference is hereby made for a more complete description thereof.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Brandon E. Church by virtue of a deed from Kenneth Church , of record 20070122-0008337 dated December 15, 2006. , and recorded January 22, 2007, in the Register of Deeds for the City of Antioch, County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this day of September, 2008.

Brandon E. Church {Seal}

{Seal}

STATE OF North Carolina
CITY OF Hickory COUNTY OF CATAWBA

On this the 30 day of September, 2008, before me the undersigned officer, personally appeared Brandon E. Church, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

CYNTHIA L. ZIEGLER NOTARY PUBLIC CATAWBA COUNTY, N.C.

Notary Public

My Commission expires: August 9 2012

Grantee's Name, Address, Phone:
Joanne Palermo
329 Upper Mill Dr.
Antioch, TN 37013

Map & Parcel 173-15-0A-078.00CO

SEND TAX STATEMENTS TO:
WR Starkey Mortgage LLP
5055 W Park Blvd Ste 300
Plano TX 75093

State North Carolina

County Catawba

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is * ~~XXXXXXX~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: *$172,000.00

Subscribed and sworn to before me this 30 day of September 2008

Notary Public

My Commission expires: Aug 9, 2012

CYNTHIA L. ZIEGLER NOTARY PUBLIC CATAWBA COUNTY, N.C.