This Instrument Was Prepared By:
**Mooreland Title Company, LLC**
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,050.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2008.

Notary Public

My Commission Expires: NOV. 14, 2009

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Address New Owner:**
Ivan Pyne
2517 Val Marie Drive
Madison, TN 37115

**Send Tax Bills To:**
Platinum Mortgage, Inc.
P.O. Box 6206
Huntsville, AL 35813

**Map & Parcel:**
034-7-B-26.00CO

Davidson County DEEDWARR
Recvd: 11/04/08 09:23 2 pg
Fees:13.00 Taxes:803.09

20081104-0109511

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ivan Pyne and wife, Jackie Pyne,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Enclave at Twin Hills, as of record in Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee.**

**Being a portion of the same property conveyed to Westveiw Homes, LLC by deed from Alliance Development, LLC, dated July 31, 2008 of record in Instrument No. 20080807-0081481, Register's Office for Davidson County, Tennessee.**

This conveyance in made subject but not limited to the following:

1. Plan of Record in Instrument No. 20071221-0146647, Register's Office for Davidson County, Tennessee.
2. Stormwater Detention Agreement of record in Instrument No. 20060104-0001185, Register's Office for Davidson County, Tennessee.
3. Subject to Charter Right of Way for CSX Transportation Railroad.
4. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

**This is improved property known as: 2517 Val Marie Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of October, 2008.

GF

Westview Homes, LLC

By: Gabriel D. Feltner
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Gabriel D. Feltner, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Secretary of Westview Homes, LLC, the bargainor, a Tennessee Corporation, and that he as such Secretary, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Secretary.

Witness my hand, at Brentwood, Tennessee, 31st day of October, 2008.

Anne D. Welton
NOTARY PUBLIC

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY