BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/17/08 10:09 2 pgs
Fees:13.00 Taxes:505.05
20081117-0113042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $136,500.00

Alison L Russell
Affiant

Subscribed and sworn to before me, this 14th day of November, 2008.

Kathy Snider
Notary Public
My commission expires: 11/22/08

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

07-0810-83763

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick Alan McMakin, Jr. 227 Summit Ridge Drive Nashville TN 37215	SAME	131-05-0-B-227.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Matthew Knox, married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patrick Alan McMakin, Jr., unmarried** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 227, on the Plan of Four Seasons Condominium, a horizontal property regime created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Four Seasons Condominium as shown as Exhibit "D" to said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to James Matthew Knox by deed from the Estate of Donald W. Shockney, Sr., deceased, of record in Instrument No. 20060504-0052246 and signed by the two adult children of decedent, the surviving spouse of decedent having filed a Qualified Disclaimer of record at Instrument No. 20050322-0031333, said Register's Office. The Will of Donald W. Shockney, Sr., created a trust for certain property, but said trust never came into being due to the fact that the named beneficiaries were more than 30 years of age at the time of decedent's death, as established by the date of said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Sarah C. Knox, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying all right, title, and interest, including her marital interest, if any, in the subject property.

This property is improved property known as **227 Summit Ridge Drive, Nashville, TN 37215.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 hand this 13 day of November, 2008.

James Matthew Knox

Sarah C. Knox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Matthew Knox and Sarah C. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 13 day of November, 2008.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/22/08

