Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/26/08 13:14 2 pgs
Fees:13.00 Taxes:565.73
20081126-0115876

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Jason M. Payton & Carolyn Payton
5213 Larkway Drive
Nashville, TN 37211

SEND TAX BILL TO:
Suntrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37211

Tax ID: 161-04-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jeffrey K. Snoddy and wife, Phyllis R. Snoddy,** has this day bargained and sold, and does hereby transfer and convey unto **Jason M. Payton and Carolyn Payton, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Kingswood Park, as shown on plat of record in Plat Book 2900, Page 70, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey K. Snoddy and Phyllis R. Snoddy, husband and wife by Deed of record in Book 9441, page 67 recorded 8/19/1994, Register's Office for Davidson County, TN .

This is improved property known as **5213 Larkway Drive Nashville, TN 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 70, and restrictions in Book 3030, page 491, Book 2963, page 153 and corrected in Book 3177, page 227, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of November, 2008

Jeffrey K. Snoddy

Phyllis R. Snoddy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeffrey K. Snoddy and Phyllis R. Snoddy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of November, 2008.

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $152,900.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of November, 2008.

NOTARY PUBLIC

My Commission Expires: 8-9-09

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.