Davidson County DEEDWARR
Recvd: 12/16/08 14:03 2 pgs
Fees:13.00 Taxes:333.00
20081216-0120520

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Avenue South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 08-1826

BOX 10-A

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

Property Address: 3844 Priest Lake Drive, Nashville, TN 37217

---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, **Alecia S. Jefferson, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Stephen D. Cannon, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 5 on the Plan of Heritage Village of Priest Lake Park Condominiums of record in Book 4860, Page 98, Register's Office for Davidson County, Tennessee and by Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243, said Register's Office, to which reference is hereby made for a more complete and accurate legal description of said lot.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 4860, Page 98 and Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Robert A. Moore, an unmarried man, dated November 30, 1999, and recorded December 7, 1999, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 19991207-0300503. Scriveners Affidavit to correct plat name and master deed book and page filed for record in Instrument No. 20081112-0111912, Register's Office for Davidson County, Tennessee.

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

GRANTOR does for Grantor and Grantor's 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 Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 21 day of November, 2008.

Alecia S. Jefferson {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 21 day of November, 2008, before me the undersigned officer, personally appeared Alecia S. Jefferson, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Patricia A. Thier 11/21/08
Notary Public

"OFFICIAL SEAL"
Patricia A. Thier
Notary Public, State of Illinois
My Commission Exp. 04/19/2010

My Commission expires: 4/19/2010

Grantee's Name, Address, Phone:
Stephen Cannon
3844 Priest Lake Drive
Nashville, TN 37217
Map and Parcel: 136-03-0C-053.00 CO

SEND TAX STATEMENTS TO:. SunTrust Mortgage Inc.
401 Commerce Street
Suite 6100
Nashville, TN 37219

State of: Tennessee
County of: Davidson

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 $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Tonya Cherry

Subscribed and sworn to before me this 11th day of December, 2008.

Kathy Snider
Notary Public
My Commission expires: _____

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