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

ADDRESS NEW OWNER:
Charles C. Pedigo
2547 Woodberry Drive
Nashville, TN 37214

SEND TAX BILL TO:
Myers Park Mtg. Inc.
141 Providence Rd.
Charlotte, NC 28207

TAX ID 095-12-0-056.00

Davidson County DEEDWARR
Recvd: 01/16/09 10:53 2 pgs
Fees:13.00 Taxes:573.50
20090116-0004234

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, **Charlene S. White,** has this day bargained and sold, and does hereby transfer and convey unto **Charles C. Pedigo,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Woodberry Park, as shown on plat of record in Plat Book 2133, Page 117, 118 and 119, 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 Charlene S. White and Wilhelmina Martin, in equal shares, at tenants in common by Deed of record in Instrument No. 20030624-0086511 recorded 6/24/2003, Register's Office for Davidson County, TN. Wilhelmina Martin had since died April 2, 2005.

This is improved property known as **2547 Woodberry Drive Nashville, TN 37214.**

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 2133, page 117, and restrictions in Instrument No. 20030625-0087314 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 2nd day of January, 2009

Charlene S. White

Charlene S. White

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seals at office this 2nd day of January, 2009.

Deborah Breindel
NOTARY PUBLIC

My Commission Expires: 10/04/2011

DEBORAH BREINDEL
Notary Public, State of Florida
Commission# DD722357
My comm. expires Oct. 04, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of January, 2009.

Deborah Breindel
NOTARY PUBLIC

My Commission Expires: 10/04/2011

FLDL Charlene S. Schwarz

DEBORAH BREINDEL
Notary Public, State of Florida
Commission# DD722357
My comm. expires Oct. 04, 2011