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

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Patrick Waller
119 Allison Ann Pass
Madison, Tennessee 37115

MORTGAGEE:
Ascend Federal Credit Union
1611 N. Jackson Street
Tullahoma, TN 37388

Davidson County DEEDWARR
Recvd: 03/05/09 13:41 2 pgs
Fees:13.00 Taxes:392.20
20090305-0019886

SEND TAX BILL TO:
OWNER

MAP	**43-10**
GROUP	**C**
PARCEL	**10.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Pilkerton Company, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Patrick Waller, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Bixler Farms Townhomes, Phase I, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Inst. No. 20070213-0018434, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants, of record in Inst. No. 20070213-0018434, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to The Pilkerton Company, LLC, a Tennessee limited liability company by deed from Bixler Farms, LLC of record in Instrument no. 20080125-0008030, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **119 Allison Ann Pass, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **the** 26 day of February, **2009.**

By: _____
James F. Pilkerton, III, Co-Chief Manager of The Pilkerton Company, LLC

By: _____
James Terrell, Co-Chief Manager of The Pilkerton Company, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James F. Pilkerton, III and James Terrell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **Co-Chief Managers** of **The Pilkerton Company, LLC, a Tennessee limited liability company**, the within named bargainor, and that they as such authorized officers, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of February, 2009.

_____
Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $106,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 26 day of February, 2009.

_____
Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012