THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

SERENITY TITLE & ESCROW
565 Willowhill Circle
Murfreesboro, TN 37127

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Jennifer Ann Parker
114 Islandia Court E
Nashville, TN 37217

Send Tax Bills To:
New South Federal
210 Automation Way
Birmingham, AL 35210

Map & Parcel Nos.:
136-06-0-104.00

Davidson County DEEDWARR
Recvd: 03/10/09 14:12 2 pgs
Fees:13.00 Taxes:506.90
20090310-0021687

WARRANTY DEED

THIS INDENTURE, made and entered into this **18th day of February, 2009**, by and between **CDR Investments**, party of the first part, and **Jennifer Ann Parker**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 DOLLARS ($137,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 337, Priest Lake Park, Section 5, as of record in Plat Book 4460, Page 176, Register's Office, Davidson County, Tennessee

Being the same property conveyed to CDR Investments from Philip M. Kleinsmith (Trustee) by Successor Trustee's Deed deed dated July 17, 2008, of record in Instrument # 20080828-0088340 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Jennifer Ann Parker from Matthew Anthony Battle, Sr. and wife, Ernestine Battle, as tenants by the entirety by deed dated February 7, 1997, of record in Book 10348, Page 479 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

CDR Investments

By Ronald Carlisle

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald Karisle** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **18th day of February, 2009**.

My commission expires: 9/2/2011

Notary Public

Keri Duncan State of Tennessee Notary Public Davidson County

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **18th day of February, 2009**.

Keri Duncan State of Tennessee Notary Public Davidson County

PROPERTY ADDRESS:
114 Islandia Court E.
Nashville, TN 37217