This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:

Cooper Samuels
5207 Dakota Avenue
Nashville, TN 37209

SEND TAX BILL:

Mortgagee
SunTrust Mtg Co.
1001 Semmes Avenue
Richmond, VA 23224

MORTGAGEE:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

MAP AND PARCEL:
MAP 103-3
PARCEL 57

BILL GARRETT, Davidson County
Trans:T20090020637 DEEDWARR
Recvd: 03/30/09 11:20 2 pgs
Fees:13.00 Taxes:740.00
20090330-0028245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jerry Cargile, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Cooper Samuels, unmarried,** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the east 50 feet of the west 150 feet of the north 170 feet of Block 20, on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park First Addition, of record in Book 421, page 18, Register's Office for said County.
>
> According to a survey of T. R. Sanford, dated July 22, 1959, said part of Lot 20 fronts 50 feet on the south side of Dakota Avenue, and extends back between parallel lines 150 feet to a 20 foot alley.
>
> Being the same property conveyed to JERRY CARGILE by deed from MILDRED BRAGG HARRIS, of record in Book 10911, page 291, dated May 1, 1998, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 5207 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26th day of March, 2009.

Jerry Cargile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jerry Cargile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of March, 2009.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF Dawson)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: May 2, 2012

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN