(2)

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20090022054 DEEDWARR
Recvd: 04/03/09 08:31 2 pgs
Fees: 13.00 Taxes: 895.40
20090403-0030068

WARRANTY DEED

Address of new owner as follows:
Michael Bannon and
Brittany Hailes Bannon
419 Barrywood Drive
Nashville, TN 37211

Send tax bills to:
New Owners

Map-Parcel No.
146-12-149

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Burney Joseph Lamar, a married man** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantor, from **Michael Bannon and Brittany Hailes Bannon, husband and wife** (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 334 on the Map of Crieve Hall Estates, Section V of record In Book 2133, page 91, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to BURNEY JOSEPH LAMAR, MARRIED by deed from DARRYL J. FULTON AND WIFE, BRANDE L. FULTON of record as Instrument No. 20070405-0041070, dated March 29, 2007, Register's Office for Davidson County, Tennessee.

NOTE: THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE

This is improved property commonly known as: **419 Barrywood Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with Grantees that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor has committed no act to encumber the Property; that Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor or any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property. This property was owned and held by grantor solely for investment purposes. This property was not occupied by the Grantor or his spouse as his or her residence.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 30th day of March, 2009.

Burney Lamar by MT

Burney Joseph Lamar
by Louise M. Taylor, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this the 30th day of March, 2009 before me personally appeared **Louise M. Taylor** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Burney Joseph Lamar** acknowledged that she executed the same as the free act and deed of Burney Joseph Lamar.

MITCHELL A. MARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

MY COMMISSION EXPIRES
November 27, 2010

The actual consideration or value for this transfer of property, whichever is greater is $242,000.00

Affiant

Sworn to and subscribed before me this
30th day of March, 2009.

Notary Public
My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012