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This Instrument Prepared by:
Jerry N. Estes Law Offices, P.L.L.C.
3 Cook Drive
Athens, Tennessee 37303

Tax ID: 164.08-0A-22.00

This Deed has been prepared from information supplied by or on behalf of the parties. The Preparer does not warrant or certify title, accuracy of description, nor compliance with the planning and zoning laws. Before signing the deed consult with your tax advisor regarding possible state and federal tax consequences.

This deed should be recorded in the Register of Deeds office of the county wherein the property is located.

Register's Office Recording Information

BILL GARRETT, Davidson County
Trans:T20090023982 DEEDWARR
Recvd: 04/13/09 09:43 3 pgs
Fees:18.00 Taxes:443.26
20090413-0032710

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable considerations, to them in hand paid the receipt of which is hereby acknowledged,

MARTY PENIX , Grantor, has bargained, sold and conveyed unto

SIKEYA M. THOMPSON, Grantee the following described real estate, to-wit:
PROPERTY ADDRESS: 860 PIN OAK DR. ANTIOCH, TN 37013
SITUATED in the County of Davidson, State of Tennessee.

BEING the Final Plat of Section One, Lot 50, Hallmark, a cluster lot subdivision of record in Instrument No. 2050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Marty Penix by Substitute Trustee's Deed from Nationwide Trustee Services, Inc. Dated July 31, 2008 and recorded as Instrument No. 20080807-0081534, Register's Office, Davidson County, Tennessee.

SUBJECT to all matters of record in Plan in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee.

SUBJECT to Restrictions of Record in Instrument No. 20511160138367, Register's Office for Davidson County, Tennessee.

Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 4706, page 227, Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20030519-0067720, Register's Office for Davidson County, Tennessee.

SUBJECT to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

SUBJECT to any Governmental Zoning and Subdivision Ordinances or Regulations in effect thereon.

WITH THE HEREDITAMENTS AND APPURTENANCES thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Grantees, their heirs and assigns forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year as set out in the following acknowledgment.

Owner
Marty L. Penix agent
MARTY PENIX

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **MARTY PENIX,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of March, 2009.

Kara Moore
Notary Public

KARA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 19, 2009

My Commission Expires: 9/19/09

SEND TAX STATEMENT TO:
New Owner
Shaya M. Thompson
800 Pin Oak Dr.
Antioch, TN 37013

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 119,800.00.

Affiant

Subscribed and sworn before me this 27 day of March (KM), 2009.

Kara Moore
Notary Public

My Commission Expires: 9/19/09

KARA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 19, 2009

Exhibit "A"

Being Lot No. 50, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jerry Butler Builders, LLC by Warranty Deed from Gail P. Pigg, Trustee of record in Instrument No. 20011231-0144900, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plan in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of Record in Instrument No. 200511160138367, Register's Office for Davidson County, Tennessee.

Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 4706, page 227, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20030519-0067720, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

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