RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

ALISON L. RUTLEDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

Doug B. Cherry
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF MAY, 2009.

Alison L. Rutledge
NOTARY PUBLIC

MY COMMISSION EXPIRES May 23, 2009

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03111 EZELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Houston Ross Ezell and Sarah Joyce Ezell	~~xxxx~~ Suntrust Mortgage,Inc	161010B02600CO
5212 Cochran Drive	401 Commerce St,ste 6100	
Nashville, TN 37220	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY OLIVER, AND WIFE, KARA M. OLIVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HOUSTON ROSS EZELL, AND WIFE, SARAH JOYCE EZELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5212 Cochran Drive, Nashville, TN 37220

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, its successors and assigns, forever; and the 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 the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 14th day of May, 2009.

Jeffrey Oliver

Kara M. Oliver

BILL GARRETT, Davidson County
Trans:T20090032553 DEEDWARR
Recvd: 05/18/09 10:28 2 pgs
Fees:13.00 Taxes:1239.50
20090518-0045278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEFFREY OLIVER AND KARA M. OLIVER, the bargainor(s), 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 Franklin, Tennessee, this 14th day of May, 2009.

Notary Public

My Commission Expires:

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

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 123, PHASE ONE, ABERDEEN WOODS, as shown on plat of record in Plat Book 9700, Page 589, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Oliver and wife, Kara M. Oliver, by Warranty Deed from First Cincinnati Leasing 2000 LLC, an Ohio limited liability company, recorded May 9, 2003 in Instrument No. 20030509-0062576, in the Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.