AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***135,000.00.

Janna M. McGregor
Affiant

BILL GARRETT, Davidson County
Trans:T20090033876 DEEDWARR
Recvd: 05/22/09 08:08 2 pgs
Fees:13.00 Taxes:499.50
20090522-0047152

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 14th day of May, 2009.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
James W. Bannister 3325 Timber Trail Drive Antioch, Tennessee 37013	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, Tennessee 37219	MAP 150-03-0 PARCEL 046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($***135,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, John T. McGregor and wife, Janna M. McGregor, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto James W. Bannister, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 51 on the Plan of Section Two, The Country, of record in Book 5050, page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to John M. McGregor (correctly known as John T. McGregor) and wife, Janna M. McGregor, by Warranty Deed dated March 30, 2004, from Thomas H. Swink and wife, Libby H. Swink, of record as Instrument No. 20040331-0036359 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3325 Timber Trail Drive, Antioch, Tennessee 37013.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section Two, The Country, of record in Book 5050, page 40, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of May, 2009.

John T. McGregor

Janna M. McGregor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. McGregor and Janna M. McGregor, the bargainors, 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 this 14th day of May, 2009.

Notary Public

My Commission Expires: 4.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY