THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2012

Davidson County DEEDWARR
Recvd: 06/09/09 07:53 3 pgs
Fees:18.00 Taxes:1461.50
20090609-0053192

Property Address: 1503 Paris Ave., Nashville, TN 37212

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carolyn M. Dever, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Dustin Presnell and Tara Ferguson, joint tenancy with right of survivorship** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being lot no. 66 on the Plan of Victoria Place as of record in Plat Book 332, page 10, 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 Carolyn M. Dever unmarried, by quitclaim deed from Kathryn L. Schwartz of record in Instrument 20041104-0133313, dated October 28, 2004 and filed for record on November 4, 2004, Register's office for Davidson County Tennessee.

Paul Young, spouse of Carolyn M. Dever, hereby joins in this conveyance for the purpose of marital interest.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Kathryn L. Schwartz, dated October 28, 2004, and recorded November 4, 2004, in the Register of Deeds for the County of Davidson, as Document No. 20020605-0068036.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 5th day of June, 2009.

{Seal}
Carolyn M. Dever

Paul Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of June,2009, before me the undersigned officer, personally appeared Carolyn M. Dever and Paul Young, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed ~~same as his~~ free act and deed.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON TN

Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5H DAY OF JUNE, 2009.

Lee ann Campbell
Notary Public

MY COMMISSION EXPIRES: 23 JANUARY 2010

(AFFIX SEAL)

LEE ANN CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

~~SEND TAX STATEMENTS TO:~~ NEW OWNERS:
Map/ Parcel: 117-04-0-277.00

TARA FERGUSON AND DUSTIN PRESNELL
1503 PARIS AVENUE
NASHVILLE, TN 37212

SEND TAX STATEMENTS TO:

WELLS FARGO HOME MORTGAGE
P.O. BOX 11701
NEWARK, NJ 07101-4701

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah C. Fall

Notary Public for the State of Tennessee
My Commission Expires 06/08/2012

DEBORAH C. FALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY