THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0904060** **Record and Return to:** First Title and Escrow Co. 2000 Richard Jones Rd #110 Nashville, TN 37215 ftec file #28688 File Box 9-B	The actual consideration or value, whichever is greater, for this transfer is: $406,850.00. Affiant Subscribed and sworn to before me this 29th day of June, 2009. Notary Public My commission expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

BILL GARRETT, Davidson County
Trans:T20090043765 DEEDWARR
Recvd: 06/30/09 14:34 2 pgs
Fees:13.00 Taxes:1505.35

20090630-0060930

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
David Binns Williams Lisa Christine Pellegrin 1103 Woodvale Drive Nashville, TN 37204	First National Bank of Chester County 3840 Hemphill Rd. Mountville, PA 17554	131-04-154.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph Andrew Stafford** and wife, **Caroline Burns Stafford**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **David Binns Williams** and wife, **Lisa Christine Pellegrin**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block 20 on the Plan of College Park, of record in Book 843, page 29, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Andrew Stafford and Caroline Burns Stafford, husband and wife, by deed from Phillip W. Pryor and Kristen M. Pryor, husband and wife, of record in Instrument No. 20041201014312 4, said Register's Office, dated November 22, 2004.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by Grantees.
2. All matters shown on the Plan of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1103 Woodvale Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2009.

Joseph Andrew Stafford

Caroline Burns Stafford

Caroline Burns Stafford
By Joseph Andrew Stafford, her Attorney-in-fact

By Joseph Andrew Stafford, her Attorney-in-fact

STATE OF TENNESSEE

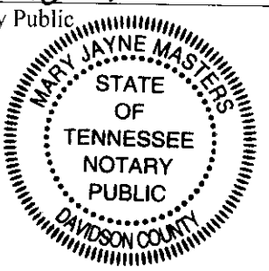
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Joseph Andrew Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 29th day of June, 2009.

Notary Public

My commission expires: 8/23/2011



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Joseph Andrew Stafford, to me known to be the person who executed the foregoing instrument in behalf of Caroline Burns Stafford, as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of Caroline Burns Stafford.

Witness my hand and official seal, at office, this 29th day of June, 2009.

Notary Public

My commission expires: 8/23/2011

