THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28800-05-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Joseph D. Saig, Reagan M. Saig 522 Huckleberry Road Nashville, TN 37205	**Send Tax Bills To:** Suntrust Mortgage 401 Commerce St #6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 10216005800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel H. Oakley and wife, Cheryl F. Oakley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph D. Saig and wife, Reagan M. Saig** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 522 Huckleberry Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2009.

Samuel H. Oakley

Cheryl F. Oakley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Samuel H. Oakley and Cheryl F. Oakley**, 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, at office, this 30th day of June, 2009.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans:T20090043799 DEEDWARR
Recvd: 06/30/09 14:59 2 pgs
Fees:13.00 Taxes:2405.00

20090630-0060964

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Hillwood Estates, Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel H. Oakley and wife, Cheryl F. Oakley by Deed dated 6/26/87 from Mary Rebecca Hellerson, unmarried, of record in Book 7282, Page 872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 10216005800.
2. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.