Return To:
Tennessee Title
501 Corporate Centre Drive
Suite 280
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044988 DEEDWARR
Recvd: 07/06/09 10:41 2 pgs
Fees:13.00 Taxes:860.25
20090706-0062427

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,500.00.

Affiant

Subscribed and sworn to me on June 30, 2009

NOTARY PUBLIC

My Commission Expires: 5-24-10

Julianne E Cornett-Thompson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Ste. 201
Nashville, Tennessee 37215
(615) 269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David A. and Deanna L. Floyd 4827 Briarwood Drive Nashville, TN 37211	NEW OWNER	146-04-0-159.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID P. CONNORS and PHEBE BIBB CONNORS (a/k/a Phebe Bibb Conners), husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DAVID A. FLOYD and DEANNA L. FLOYD, husband and wife,** hereinafter called **"GRANTEES,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 569 on the Plan of Section Fourteen (14), Caldwell hall, of record in Book 3300, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to David P. Connors and Phebe Bibb Conners by deed from Joseph McCallum and Susan McCallum, husband and wife, dated June 22, 2007 and recorded in Instrument No. 20070625-0075842, said Register's Office.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. All matters shown on the Plan of record in Book 3300, Page 77, Register's Office for Davidson County, Tennessee; and
> 3. Restrictions of record in Book 3233, Page 100, said Register's Office; and
> 4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 4827 Briarwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hands on June 30, 2009.

David P. Connors by Laron Pendergrass, his attorney-in-fact

David P. Connors by Laron Pendergrass, his attorney-in-fact

Phebe Bibb Connors (aka Phebe Bibb Conners) by Laron Pendergrass, her attorney-in-fact

Phebe Bibb Connors (aka Phebe Bibb Conners) by Laron Pendergrass, her attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On June 30, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laron Pendergrass, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument on behalf of David P. Connors for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for David P. Connors and is authorized by David P. Connors to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of June, 2009.

John Cobb Rochford

Notary Public

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On June 30, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laron Pendergrass, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument on behalf of Phebe Bibb Connors for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Phebe Bibb Connors and is authorized by Phebe Bibb Connors to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of June, 2009.

John Cobb Rochford

Notary Public

My Commission Expires: 1/30/2011

JOHN COBB ROCHF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TE