WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and Sworn to before me, this 2nd day of July, 2009.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090045620 DEEDWARR
Recvd: 07/07/09 14:45 2 pgs
Fees:13.00 Taxes:477.30
20090707-0063516

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Rodney W. Jefferson 4801 Peppertree Drive Antioch, TN 37013	Elite Home Loans 109 Westpark Drive, #310 Brentwood, TN 37027	17601007500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael C. McWhirter, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Rodney W. Jefferson and wife Dorothy Renae Jefferson,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 158 of Peppertree Forest Subdivision, Section 16, as of record in Plat Book 8250, page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Michael C. McWhirter and wife, Terry Lynn McWhirter by deed dated 5/27/94 from Jerry D. Butler of record in Book 9364, page 637, Register's Office for Davidson County, Tennessee. The said Terry Lynn McWhirter having since died 4/26/03 and the property vested in Michael C. McWhirter by estate by the entireties.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 8250, Page 195, said Register's Office.

Subject to restrictions of record in Book 8983, Page 767, said Register's Office.

This is (x) improved ( ) unimproved property known as 4801 Peppertree Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 2nd day of July, 2009.

Michael C. McWhirter By A.R. White Attorney in fact

Michael C. McWhirter
By A. R. White by Power of Attorney of record in Instrument No. 20090707-0063515
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On July 2, 2009, before me personally appeared A. R. White to me known to be the person who executed the foregoing instrument in behalf of Michael C. McWhirter and acknowledged that he executed same as the free act and deed of said Michael C. McWhirter for the purposes therein contained.

Witness my hand and official seal at LaVergne, Tennessee, this 2nd day of July, 2009.

My Commission Expires:
3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC