Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075



STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2009.

Notary Public
My commission expires: 5/22/2010

06-0911-73642

Address of New Owner:	Send Tax Bills to:	Tax Information
Gigi E. Lawrence	Magna Bank	051-10-0-B-010.00
157 Ellington Place	P.O. Box 17257	
Madison TN 37115	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robin J. Payton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gigi E. Lawrence, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 157 in a Horizontal Property Regime located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203; and said plan being of record in Book 6250, Page 829, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robin J. Payton, unmarried by deed from Christie Lynn Bullion Couch and husband, Jeffrey M. Couch, dated June 27, 1997, recorded July 3, 1997, of record in Book 10516, Page 356, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 157 Ellington Place, Madison, TN 37115

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20090079038 DEEDWARR
Recvd: 11/20/09 09:13 2 pgs
Fees:13.00 Taxes:333.00
20091120-0106869

WITNESS my hand this 10th day of November, 2009.

Robin J. Payton

Robin J. Payton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin J. Payton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 10th day of November, 2009.

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires:

MY COMMISSION EXPIRES:
06/17/2013