PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 12/30/09 14:21 3 pgs
Fees:18.00 Taxes:762.20
20091230-0118565

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jerry McKinney, a married man, has this day bargained and sold and does hereby transfer and convey unto Christopher J. Warren and Dawn L. Warren, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Phase Four-B, Hermitage Meadows, of record in Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description.

Being the same property conveyed to Jerry McKinney, by deed dated September 4, 2009 , and recorded September 8, 2009 from Donald R. Denning, Jr. and wife, Shana R. Walker Denning., of record in Instrument No. 20090908-0083975, Register's Office for Davidson County, Tennessee.

This is not the principal residence of Jerry McKinney, the grantor described herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Christopher J. Warren and Dawn L. Warren, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 24th day of December, 2009.

Jerry McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jerry McKinney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of December, 2009.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $206,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

I
Affiant

Subscribed and sworn to before me this 24th day of December, 2009.

Kristi Howell
NOTARY PUBLIC

My Commission Expires: 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Map & Parcel No.: 075-110-A-121.00-CO

Name and address of new owner:
Send tax bills to:
Christopher J. Warren and Dawn L. Warren
201 Laffite Cove
Hermitage, TN 37076

SEND TAX BILL TO:
REGIONS BANK DBA REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler Cole

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE