WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC LAURA D. PERRY STATE OF

P-VRE-10-0401

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Songa Dillon	Fifth Bank	
401 Valeria Ct.	(NAME) #100 100 Bluegrass Commons	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Hendersonville TN 37075	11902027000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHERYL SAUNDRA BROWN, SOLE HEIR AT LAW OF DELORES B. COONROD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SONGA DILLON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of VALERIA PLACE, of record in Plat Book 6250, Page 741, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to J. W. COONROD by deed from RENICK & COMPANY of record in Book 6737, Page 70 on 12/10/1985 and filed for record on 12/16/1985, Register's Office for DAVIDSON County.

Being the same property conveyed to Delores B. Coonrod, devisee of J.W. Coonrod, by Last Will and Testament as shown of record in (Probate #P-08-5060) in the Probate Court for Williamson County, Tennessee. Said Delores B. Coonrod having since died intestate leaving Cheryl Saundra Brown as the sole heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No 20100325-0022313, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 401 VALERIA COURT, NASHVILLE, Tennessee 37210-5054
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 16th day of March, 2010.

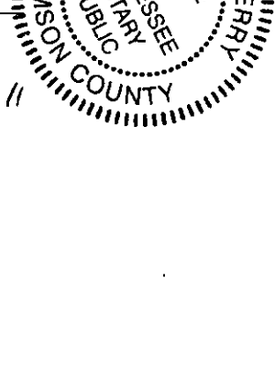
Cheryl Saundra Brown
Cheryl Saundra Brown, sole heir at law of Delores B. Coonrod

BILL GARRETT, Davidson County
Trans:T20100017462 DEEDWARR
Recvd: 03/25/10 11:12 2 pgs
Fees:13.00 Taxes:307.10
20100325-0022314

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 16th day of March 2010, before me personally appeared Cheryl Saundra Brown, sole heir at law of the Delores B. Coonrod Estate, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the



Notary Public

My Commission Expires: 10.16.11

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959