THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2700

Record & Return
Talbott Title and Escrow, LLC
2212 8th Ave South
Nashville, TN 37204

Property Address: 5025 Darlington Drive, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shannon C. Stegall**, unmarried hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto Samuel W. Talley and wife S. Carolyn Talley, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, TN, being Unit No. 3-A on the Plan of Darlington condominiums, a Horizontal Property Regime, as shown on Exhibit "B" of the Master Deed of record in Book 7357 Page 380, and on the Plat of the Resubdivision of Lots Nos. 2 and 3, Darlington Place, of record in Book 6200 Page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shannon C. Stegall, unmarried, by Deed dated 10/27/2006 of record in Instrument #20061031-0134752, Register's Office for Davidson County, TN.

This is improved property also known as 5025 Darlington Drive Nashville, TN 37211

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 28 day of May 2010.

BILL GARRETT, Davidson County
Trans:T20100033288 DEEDWARR
Recvd: 06/02/10 13:23 2 pgs
Fees:13.00 Taxes:736.30
20100602-0042441

Shannon C. Stegall {Seal}
Shannon C. Stegall

STATE OF TENNESSEE
CITY OF NASHVILLE,
COUNTY OF DAVIDSON

On this the 28 day of May, 2010, before me the undersigned officer, personally appeared Shannon C. Stegall, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 5/8/2012.

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $199,000.00..

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF May, 2010

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

SEND TAX STATEMENTS TO: (New Owner)
Map/ Parcel: 147-090A-002.00
Samuel W. Talley
601 Darlington Drive

Nashville, TN 37211