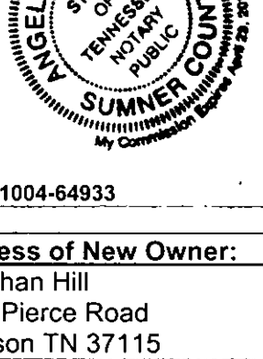
Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075



STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $78,700.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2010.

Notary Public
My commission expires: 4/23/2014

05-1004-64933

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan Hill	Magna Bank	043-01-0-263.00
1509 Pierce Road	1187 Old Hickory Blvd. Suite 100	
Madison TN 37115	Brentwood, TN 37027	

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, Tammie K. Owen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan Hill, 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 Lot No. 4, on the Plan of Resubdivision of part of Lot "N" of the W.P. Ready Subdivision, of record in Book 11190, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammie K. Owen by deed from Wendall H. Lybrink and wife, Susan A. Lybrink, dated July 24, 2006, recorded July 27, 2006, of record in Instrument No. 20060727-0090536, 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 1509 Pierce Road, 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:T20100037935 DEEDWARR
Recvd: 06/22/10 10:55 2 pgs
Fees:13.00 Taxes:291.19
20100622-0048641

WITNESS my hand this 7th day of June, 2010.

Tammie K. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Goodlettsville, TN, this 7th day of June, 2010.

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014