WARRANTY DEED

AT-20100083

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of July, 2010

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 AUTUMN SPRINGS COURT, SUITE 1-B
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patrick Pelland and B. Christine Pelland	SAME	081.16-0-192.00
701 East Piute Avenue		
Phoenix, AZ 85024		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Volunteer State Bank, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Patrick Pelland and B. Christine Pelland, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 87 on the Plan of McGavock, Wetmore and Others First Addition called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot No. 87 fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Volunteer State Bank from Bennett F. Bratcher, Successor Trustee by Successor's Trustee Deed dated August 28, 2008 and recorded September 2, 2008 in Instrument #20080902-0089597, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1027 Monroe Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 28th day of July, 2010:

Bill Seals, S.V.P.
Volunteer State Bank
BY: Bill Seals, Senior Vice President

BILL GARRETT, Davidson County
Trans:T20100047028 DEEDWARR
Recvd: 08/02/10 09:14 1 pgs
Fees:13.00 Taxes:99.90
20100802-0060133

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Bill Seals, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Senior Vice President (or other officer authorized to execute the instrument) of Volunteer State Bank the with in named bargainor, a limited liability company, and that such president or officer as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Senior Vice President.

Witness my hand and seal this the 28th day of July, 2010

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY