BILL GARRETT, Davidson County
Trans:T20110013527 DEEDWARR
Recvd: 03/07/11 12:41 2 pgs
Fees:13.00 Taxes:314.50
20110307-0017959

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $85,000.00 (Eighty-Five Thousand).

Atha Taylor
AFFIANT

Subscribed to and sworn before me this 28th day of February, 2011.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Atha Taylor 234 Cedarview Drive Anitoch,TN 37013	Bank of America 101 South Tryon Street Charlotte, N.C. 28255	173-01 67

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES GREGORY PEARSON,*** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ATHA TAYLOR**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS 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. 351 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to James Gregory Pearson, a single person by deed from Dot S. Crawford, unmarried of record in Instrument 200904280038301, Register's Office for Davidson County, Tennessee, dated April 17, 2009. And being the same property conveyed to Dot S. Crawford by Quitclaim Deed from William A. Crawford of record in Book 8063, page 738, Register's Office for Davidson County, Tennessee, dated March 1, 1990. And further, being the same property conveyed to William A. Crawford and wife Dot S. Crawford by deed from Brent Valley Builders, Inc. of record in Book 4892, page 96, Register's Office for Davidson County, Tennessee, dated February 25, 1975.

* A single person

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **234 CEDARVIEW DRIVE** **ANITOCH,TN37013**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

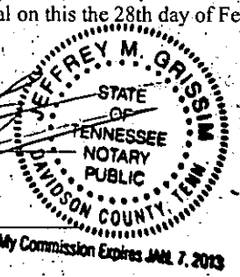
WITNESS, this 28th day of February, 2011.

James Gregory Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of February, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Gregory Pearson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of February, 2011.



Notary Public

Commission Expires: