ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

WARRANTY DEED
ALL-STAR TITLE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$116,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2005.

Notary Public

My commission expires: 07/06/08

(AFFIX SEAL)

DENISE T TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Regina Ransom	**SAME**	**050-03-0-B-015.00**
1028 Mulberry Way	Davidson County DEEDWARR Recvd: 08/25/05 14:01 2 pgs Fees:13.00 Taxes:429.20	
Nashville, TN 37207	20050825-0101828	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Debra F McKnight, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Regina Ransom

HEREINAFTER CALLED THE GRANTEES, 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 Number 15, on the Plan of Mulberry Downs, Phase 1, of record in Book 6900, page 940 & Book 7900, page 84 thru 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra F McKnight, unmarried, by Deed from Nationscredit Financial Services Corporation, dated 10/30/2001, of record in Instrument No. 200111020119697, Register's Office for Davidson County, TN.

This is improved property, known as **1028 Mulberry Way, Nashville, TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this **18th** day of **August, 2005.**

Debra F McKnight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Debra F McKnight, unmarried,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **August, 2005.**

Notary Public

My Commission Expires:_____

