RECORD AND RETURN TO:
Heritage Title Services, LLC ~~One Lakeview Plaza~~ ~~25 Century Blvd., Suite 505~~ ~~Nashville, TN 37214~~ — 8115 Isabella Ln Ste 5 Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/15/05 10:31 2 pgs
Fees:13.00 Taxes:334.85
20050915-0111028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JANE GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90500.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THIS 7th DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

My Commission Expires SEPT. 30, 2006 My Commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TREEKA McCLELLAN 3404 Doriswood Court Antioch, TN 37013	Same as new owner	150-07-0-452.00

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND FIVE HUNDRED AND NO/100 ($90,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT H. KUSSEROW, an unmarried man,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TREEKA McCLELLAN, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 37-B on the plan of Lakeshore Woods, Section III, a Zone Lot Division of Lot No. 37, of record in Book 5200, page 621 and amended in Book 6250, page 166, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert H. Kusserow by Warranty Deed from Larry Tatum and wife, Patsy G. Tatum, of record in Instrument No. 20030310-0031152, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Book 5200, page 621, as amended in Book 6250, page 166, to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 3404 Doriswood Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 7th day of September, 2005.

ROBERT H. KUSSEROW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, ROBERT H. KUSSEROW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of September, 2005.

Notary Public

My commission expires: 9/30/06

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006