Davidson County DEEDWARR
Recvd: 05/04/06 11:50 2 pgs
Fees:13.00 Taxes:610.50

20060504-0051959

WARRANTY DEED

SHARON LOUISE CHAPPELL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Linda Watson
Affiant

Subscribed and sworn to before me this 2 day of May, 2006.

Sharon Louise Chappell 1-24-09
Notary Public Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Archer Land Title, 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Fannie Ellen Myers	Fannie Ellen Myers	026-06-0-A-020.00 CO
227 Wyndham Court	227 Wyndham Court	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS INDENTURE WITNESSETH, that Sandra S. Maison, a widow, Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Fannie Ellen Myers, a single person, Grantee(s), of Lee County, in the State of Florida, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Final Plat of the Townhomes at Windsor Green Subdivision, Phase 1, of record in Book 8250, page 995, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Richard H. Maison and wife, Sandra S. Maison by Warranty Deed from Dial Properties, LLC, dated September 30, 2002 and recorded October 4, 2002, of record in Instrument No. 20021004-0121493, Register's Office for Davidson County, Tennessee. The said Richard H. Maison having since died on February 5, 2004, the subject property passed to Sandra S. Maison as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as: 227 Wyndom Court, Goodlettsville, TN 37072

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.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 2 day of May, 2006.

Grantor: Sandra S. Maison

Signature: Sandra S Maison
Sandra S. Maison

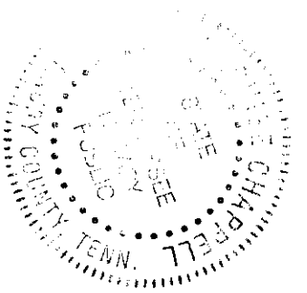
STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandra S. Maison with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 2 day of May, 2006.

Sharon Louise Chappell
Notary Public

Commission Expires: My Commission Expires: ~~January 24, 2009~~



Return Deed To: Archer Land Title, Inc. 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027