Elite Title Company
109 West Park Drive
~~**Suite 350**~~
Brentwood, TN 37027
6060572

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060572

Davidson County DEEDWARR
Recvd: 08/04/06 11:10 2 pgs
Fees:13.00 Taxes:621.60
20060804-0095654

Send Tax Bills To:
New Owner

New Owner is:
Pamela Y. Herrera
115 McGavock Pike
Nashville, TN 37214

MAP: 084-16-0-031.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mitzi D. Cosper, married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Pamela Y. Herrera, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot # 1, on the map of Hargis Heights, as of record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mitzi D. Cosper, unmarried by Warranty Deed from Michael Fry, of record , in Instrument # 20010328-0029966, Register's Office for Davidson County, Tennessee, date March 21, 2001 and recorded March 28, 2001.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MC AM.
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of July, 2006.

GRANTOR:

Mitzi D. Cosper

Mitzi D. Cosper

Ashley McKinnon

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mitzi D. Cosper and** Ashley McKinnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of July, 2006.

Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of July, 2006

NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008