This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2554**

Davidson County DEEDWARR
Recvd: 09/27/06 10:59 5 pg
Fees:28.00 Taxes:673.40

20060927-0119464

WARRANTY DEED

THIS INDENTURE, made and entered into this **September 15, 2006** ,by and between **Cody Wilder and wife, Wanda Sue Wilder,** parties of the first part, and **Danny M. Newborn, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson, State of Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 67, PLAN OF ROXBOROUGH, as shown on plat of record in Plat Book 5200, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **098-02-0-030.00**
☒ Improved OR
☐ Unimproved property located at: **5136 Lana Renee Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cody Wilder

Wanda Sue Wilder

Wanda Sue Wilder, by Patty Morgan, her attorney-in-fact P.B.M.

STATE OF **Tennessee**
COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cody Wilder** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of September, 2006.

_____
Notary Public

My Commission Expires: _____

STATE OF NEVADA

COUNTY OF CLARK

Wanda Sue Wilder
SSN

On this 22nd day of September, 2006, before me personally appeared ~~Patty Morgan~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wanda Sue Wilder, and who acknowledged that such person executed the same as the free act and deed of Wanda Sue Wilder. Witness my hand, at office, this 22nd day of September, 20065.

My Commission Expires: 09/30/09

Notary Public

DANA A. FABIA
Notary Public State of Nevada
No. 04-89772-1
My appt. exp. Sept. 30, 2007

****

Owner's Name: **Danny M. Newborn**

and Address: **5136 Lana Renee Court, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Resmae Mortgage Corp.

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2554**

WARRANTY DEED

THIS INDENTURE, made and entered into this **September 15, 2006** ,by and between **Cody Wilder and wife, Wanda Sue Wilder**, parties of the first part, and **Danny M. Newborn, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 67, PLAN OF ROXBOROUGH, as shown on plat of record in Plat Book 5200, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cody Wilder and wife, Wanda Sue Wilder by Warranty Deed from Christy E. Sessum, unmarried, recorded on the 28th day of June, 2005 in Instrument No. 20050628-0074431, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Michael G. Sessum, Sr. and wife, Christy E. Sessum, by deed dated 11/25/92, from Edward F. Muccioll and wife, Wanda S. Muccioll, of record in Book 8802, page 154, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **098-02-0-030.00**
☒ Improved OR
☐ Unimproved property located at: **5136 Lana Renee Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cody Wilder

Wanda Sue Wilder, by Patty Morgan, her attorney-in-fact

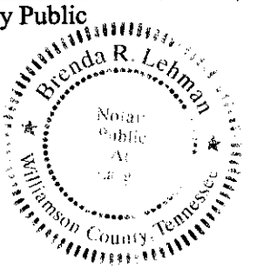
STATE OF **Tennessee**
COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cody Wilder** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of September, 2006.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07



STATE OF _____

COUNTY OF_____

On this _____ day of September, 2006, before me personally appeared Patty Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wanda Sue Wilder, and who acknowledged that such person executed the same as the free act and deed of Wanda Sue Wilder. Witness my hand, at office, this _____day of September, 20065.

_____
Notary Public

My Commission Expires: _____

****

Owner's Name: **Danny M. Newborn**

and Address: **5136 Lana Renee Court, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Resmae Mortgage Corp.
6 Pointe Dr
Brea, CA 92821

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$182,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **9/15/2006.**

Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman
Notary Public At Large
Williamson County, Tennessee