Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 6th day of November, 2006.

Notary Public
My commission expires:

15-0610-150897

Address of New Owner:	Send Tax Bills to:	Tax Information
Lorilee Fleming	Citizens First National Bank	53-3-18.00
1211 Berry Street	128 E. Dakota	
Old Hickory TN 37138	Spring Valley IL 61362	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary E. Osborn, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Betty M. Fleming, an unmarried person and Lorilee Fleming, an unmarried person, hereinafter called the Grantees, their successors 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 No. 107, on the Plan of Section C, Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary E. Osborn by deed from Howard Earl Swann and wife, Vickie L. Swann, dated 12/29/00, recorded 01/04/01, of record in Instrument No. 20010104-0001246, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1211 Berry Street, Old Hickory, TN 37138

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/09/06 12:36 2 pgs
Fees:13.00 Taxes:325.60
20061109-0139588

WITNESS my hand this 6th day of November, 2006.

Mary E. Osborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary E. Osborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 6th day of November, 2006.

Notary Public
State of Tennessee at Large

My Commission expires: 02/03/10

