Davidson County DEEDWARR
Recvd: 12/28/06 10:56 2 pgs
Fees:13.00 Taxes:373.70

20061228-0160107

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-3831

STATE OF Tennessee
COUNTY OF Davidson

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of December, 2006.

Notary Public

Commission Expiration: 7-4-07

ADDRESS OF NEW OWNER:
Valerie Landrum
1311 Rock Creek Trace
Whites Creek, TN 37189

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
049-160A/067.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larry Brusse, Trustee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Valerie Landrum, Single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 21 on the Plan of Willow Trace Subdivision, Phase Two, as shown of record in Plat Book 7900, Page 46, as corrected in Book 8046, Page 641, as amended in Book 9993, Page 762, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry Brusse, Trustee on 08/25/2006, by deed from William J. Gupton III and wife, Markia F. Gupton, filed for record on 08/30/2006, in Instrument Number 20060830-0107002, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to William J. Gupton on 11/05/2004, by deed from Jason Jarrett, filed for record on 11/10/2004, in Instrument Number 20041110-0135364, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1311 Rock Creek Trace Whites Creek, TN 37189**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 15th day of December, 2006.

Larry A Brusse, Trustee

Larry Brusse, Trustee

STATE OF Nevada
COUNTY OF Lyon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry A. Brusse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. , and who further*

Witness my hand and official seal at Lyon County Wellington Nevada ~~Tennessee~~ this 15th day of December, 2006.

Notary Public

Commission Expiration: 8/25/07

JEANNE E. PIERCE
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 03-84397-12 - Expires August 25, 2007

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

Notary Public

Commission Expiration:

*acknowledged that he is the Trustee of the Gupton Trust dated August 14, 2006 and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.