Davidson County DEEDWARR
Recvd: 02/02/07 10:26 2 pgs
Fees:13.00 Taxes:888.00

20070202-0013839

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $240,000.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2007. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC GEORGE V. CRAWFORD, JR. DAVIDSON My Commission

Address New Owner As Follows: Morgan A. Hillenmeyer and Leigh Hearne 977 Davidson Drive Nashville, TN 37205	Send Tax Bills To: Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Map-Parcel Number: 115-02-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRENE MA, married*** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MORGAN A. HILLENMEYER, UNMARRIED and LEIGH HEARNE, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made April 16, 1991 by John Kohl, Surveyor as follows:

Beginning at a point in the westerly margin of Davidson Drive, said point being 400.8 feet north of the northeast corner of Lot No. 8 on the Plan of Glenwood, as of record in Book 2854, Page 17; Register's Office for said County, being the northeast corner of a parcel of land conveyed to Mary Love Matthews by deed from H.L. Crowder and wife, of record in Book 3029, Page 39, said Register's Office; thence with the north line of the Matthews land westerly 135 feet to a point in the center of a creek; thence with the center of said creek north 4 degrees west 101.55 feet and north 17 degrees 38 minutes west 20 feet to a point in the southwest corner of a parcel of land conveyed to H.L. Kelly, III and wife, Arlene Rains Kelly by deed from H.L. Crowder and wife, of record in Book 3177, Page 545, said Register's Office; thence with the south line of the westerly margin of said Drive, south 1 degree 40 minutes west 120 feet to the beginning.

Being the same property conveyed to Irene Ma by Quitclaim Deed from Christopher Thomas Wall of record in Instrument No. 20021007-0121779, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Irene Ma and Christopher Thomas Wall, both unmarried as tenants in common by Warranty Deed from John M. Moore and wife, Susan L. Moore.

*The said property was not used as the principal marital residence.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 977 Davidson Drive, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of May, 2007.

Irene Ma

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene Ma the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2007.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: _____