Davidson County DEEDWARR
Recvd: 02/02/07 15:29 2 pgs
Fees:13.00 Taxes:429.20
20070202-0014301

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

BOX 13
12068

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of January, 2007, by and between PHILANA J. MCCLENDON, married, party of the first part, and Melody Ramsey, unmarried, and Patrick Duggan, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the Northerly part of Lot No. 149, on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said part of Lot No. 149 fronts 60 feet on the Southerly margin of Saturn Drive and runs back between lines measuring 210.6 feet on the Westerly line and 193.2 feet on the Easterly line to the Right-of-Way line of Briley Parkway on the rear, measuring 87 feet thereon.

Being all or part of the same property conveyed to Philana J. McClendon by virtue of that certain Cash Deed dated August 25, 2006 and recorded August 31, 2006 at Instrument No. 20060831-0107756 in the Register's Office for Davidson County, Tennessee.

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

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Philana J. McClendon

PHILANA J. MCCLENDON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, PHILANA J. MCCLENDON , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of January, 2007.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Notary Public

My Commission Expires: Nov. 24, 2007

MARHTA A. HAEGELIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Property Owner & Address: Melody Ramsey and Patrick Duggan
1321 Saturn Dr.
Nashville, TN 37217

Tax Parcel No 120-6-24

Property Address: 1321 Saturn Drive
Nashville, TN 37217

MAIL TAX BILLS TO: American Home Mortgage
538 Broadhollow Rd., 2nd Floor a East
Melville, NY 11747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $116,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of January, 2007.

Heidi Jo Clay
Notary Public

My Commission Expires: 7-25-09

Heidi Jo Clay
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE