(1)

WARRANTY DEED

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones RD Ste. #110
Nashville, TN 37215
File #26191

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GERALD B. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Lackey	Ohio Savings Bank	160-16A-9CO
(NAME)	(NAME)	
904 McGuire Court	P.O. Box 1041	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Orange, CA 92856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Clyde T. Arden and wife, Donna M. Arden,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William S. Lackey and Kaysie A. Rogers, as joint tenants with right of survivorship, Both unmarried

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

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section One, Montgomery Place, of record in Book 7900, Page 708, as corrected by Surveyors Certificate of Correction in Book 9380, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clyde T. Arden and wife, Donna M. Arden by Deed from Radnor Homes, Inc. dated November 22, 1995 of record in Book 9868, Page 320, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the 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.

unimproved ☐
This is improved ☒ property, known as 904 McGuire Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 9th day of February 2007.

Davidson County DEEDWARR
Recvd: 02/15/07 15:07 2 pg
Fees:13.00 Taxes:1276.50

20070215-0019531

Clyde T. Arden
Clyde T. Arden

Donna M. Arden
Donna M. Arden

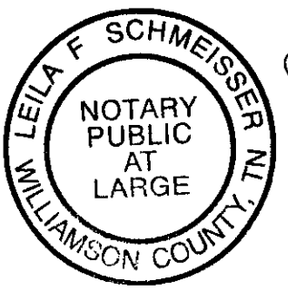
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 9th day of February, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Clyde T. Arden and wife, Donna M. Arden, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of February 2007.

Commission expires:
6/21/08



Notary Public