Davidson County DEEDWARR
Recvd: 02/22/07 12:39 3 pgs
Fees:18.00 Taxes:286.38
20070222-0022084

THIS INSTRUMENT PREPARED BY:
Knox-Tenn Title, Inc.
9724 Kingston Pike, Suite 1402
Knoxville, TN 37922
2007010535

WARRANTY DEED

THIS INDENTURE is made this the 8TH day of **February, 2007,** by and between

RONALD L. FLETCHER AND WIFE, DONA CAIN FLETCHER*
***A/K/A DONA C. FLETCHER**

hereinafter referred to as "Grantors"

and

MONICA ARMSTRONG, UNMARRIED

hereinafter referred to as "Grantees."

WITNESSETH

THAT, Grantors, for and in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration in hand, paid by the hereinafter named grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantees that certain real property and premises described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

With the hereditaments and appurtenances thereto appertaining, to have and to hold the said premises to Grantees, and Grantees successors, heirs, executors, administrators, and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Grantors, for Grantors and Grantor's successors and assigns, does hereby covenant with Grantees, and Grantee's successors, heirs, executors, administrators and assigns, that Grantors is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances, except taxes for the current year of 2006 which are to be prorated between parties, and that Grantors will forever warranty and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantors has hereunto set Grantor's hand and seal the day, month and year first above written.

RONALD L. FLETCHER

DONA CAIN FLETCHER

A/K/A DONA C. FLETCHER

STATE OF LOUISIANA
COUNTY OF Orleans

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **RONALD L. FLETCHER,** Bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **NEW ORLEANS, LOUISIANA**, this the **8TH** day of February, **2007.**

My Commission expires: upon my death

Notary Public

LORRAINE T. PAYTON
NOTARY PUBLIC - No. 66678
PARISH OF ORLEANS, STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

STATE OF OHIO
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DONA CAIN FLETCHER,** Bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **SHE** executed the within instrument for the purposes therein contained.
***A/K/A DONA C. FLETCHER**
Witness my hand and official seal at **DAYTON, OHIO**, this the **8TH** day of February, **2007.**

My Commission expires: 4-28-2010

Notary Public

DAVID W. GRINNELL, Notary Public
In and for the State of Ohio
My Commission Expires April 28, 2010

NOTARY PUBLIC
STATE OF OHIO

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, which is greater, is **$77,400.00**

Affiant

STATE OF TENNESSEE
COUNTY OF KNOX

Subscribed and sworn to before me this the **8TH** day of **February, 2007.**

My Commission Expires: 12/3/08

Notary Public

JENNIFER STOOKSBURY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Property Owners and Address:
MONICA ARMSTRONG
1803 RIVER DRIVE
NASHVILLE, TN 37218

SEND TAX BILLS TO: SAME
PARCEL ID: 081010040

EXHIBIT "A"

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 5167, PAGE 121, ID# 80-01-40, BEING KNOWN AND DESIGNATED AS BEING THE NORTHERLY 52 FEET OF LOT NO. 31 ON THE MAP OF HALEY SUBDIVISION AT BORDEAUX OF RECORD IN BOOK 547, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREIN MADE FOR A MORE COMPLETE DESCRIPTION OF METES AND BOUNDS.

BEING THE SAME PROPERTY CONVEYED TO RONALD L. FLETCHER and DONA CAIN FLETCHER BY WARRANTY DEED FROM RONALD L. FLETCHER and DONA CAIN FLETCHER, WHO ACQUIRED TITLE TO PROPERTY INCORRECTLY AS DONNA CAIN FLETCHER, DATED 03/26/2003, OF RECORD IN INSTRUMENT NO. 20030529-0072246, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.