Davidson County DEEDWARR
Recvd: 02/26/07 09:05 2 pgs
Fees:13.00 Taxes:209.05

20070226-0023115

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Frances Manning **3447 Tisdale Drive** **Whites Creek, TN 37189**	3447 Tisdale Dr. Whites Creek, TN 37189	49-15-77.00

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,

Brenda J. Brown fka Brenda J Taylor

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

Katie Frances Manning

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:

This property is known as follows: 3447 Tisdale Drive, Whites Creek Tennessee, Davidson County.

Land in Davidson County, Tennessee, being Lot No. 12-B Zone Lot Division of Lots 11 and 12, Dear Meadows, Phase I, as of record in Book 6250, Page 105, Register's Office for said County.

Said Lot fronts Tisdale Drive 32.10 feet and has a rear lot line measuring 54.76 feet, the north lot line being 134.20 feet and the south lot line being 106.06 feet as shown by said recorded plat.

Being the same property conveyed to Brenda J. Taylor by deed from BBC Enterprises Inc. dated 11-30-90 and filed for record 12-6-90 in Book 8251, Page 665 said Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **3447 Tisdale Drive, 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 our hands this 21st day of February, 2007.

Brenda J. Brown

Brenda J. Brown

Brenda J. Taylor

fka Brenda J Taylor

Edna Ray Brown

STATE OF TENNESSEE
COUNTY OF Davidson

& EDWIN RAY BROWN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda J. Brown fka Brenda J Taylor** the bargainor(s) 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.

Witness my hand and official seal at Nashville, Tennessee, this 21st 20th day of February, 2007.

Commission Expires: _____

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

CMB
BB

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAR. 21, 2009

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this _____ day of February, 2007.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of February, 2007, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this _____ day of February, 2007.

My commission expires:_____

_____
Notary Public