Prepared By & Return To:
BUYERS TITLE & ESCROW
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/28/07 14:09 2 pg
Fees:13.00 Taxes:418.10
20070328-0037173

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Wakesha Y. Drennon 1719 Edgewood Avenue Nashville, TN 37207	NEW OWNER	071-05-246.00

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is ~~$113,000~~.00.

Affiant

Subscribed and sworn to before me this 23rd day of March, 2007.

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 5/26/09

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Shirley Drummond-Early and Terrance L. Early** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Wakesha Y. Drennon, a married woman** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee BEING Lot No. 19, on the Preliminary and Final Plat of Re-Subdivision of Brooklyn Heights Subdivision of record in Book 9700, Page 4, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete description of said lot.

Being the same property conveyed to Shirley Drummond-Early, married by Warranty Deed from Metropolitan Development & Housing Agency, of Record in Book 11618, Page 664, dated August 3, 1999

This conveyance is made subject to property taxes for the year 2007 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes or special assessments which are not shown as existing liens by the public records. Taxes for the year 2007 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 9700 , Page 4 , Register's Office for Davidson County, Tennessee. Deed of Trust in Book 11618, Page 679, and Release of same Deed of Trust of Record in Instrument No 20060630-0078533, Register's Office for Davidsocn County, Tennessee

THIS IS **improved** PROPERTY KNOWN AS 1719 Edgewood Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the

title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 23rd day of March, 2007

Shirley Drummond-Early

Terrance L. Early

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Shirley Drummond-Early and Terrance L. Early and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 23rd day of March, 2007.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

