Davidson County DEEDWARR
Recvd: 04/09/07 15:45 2 pgs
Fees:13.00 Taxes:351.50
20070409-0042083

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Rebecca DeVane 4935 Buena Vista Pike Nashville, TN 37218	First Horizon Home Loans 10741 King William Dallas, TX 75220	Map 59 Parcel 39.03

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, REBA BRIEN, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto REBECCA DEVANE, an unmarried woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Final Minor Plat of Brien Subdivision of record in Instrument No. 20070308-0029076, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said property.

BEING a part of the same property conveyed to Reba Brien, a widow, by deed from Lillian Katherine Perry dated March 1, 2006, of record in Instrument No. 20060301-0023654, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 4935 Buena Vista Pike, Nashville, Tennessee 37218.

The foregoing description was prepared from a survey dated January 12, 2007, by Chandler Surveying, Jeff Chandler, Registered Land Surveyor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Instrument No. 20070308-0029076, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, filed for record in Book 7681, page 150, said Register's Office.

And, I the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

LILLIAN BRIEN PERRY executes this Warranty Deed as Attorney-in-Fact for REBA BRIEN, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20070409-0042082, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
Reba Brien By Lillian Brien Perry attny 2 fact
REBA BRIEN
By: Lillian Brien Perry, Attorney In Fact

"GRANTEE"
Rebecca DeVane
REBECCA DEVANE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA DEVANE, an unmarried woman, 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.

WITNESS my hand, at office, this the 28th day of March, 2007.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 28th day of March, 2007, before me, personally appeared LILLIAN BRIEN PERRY, to me known to be the person who executed the foregoing instrument on behalf of REBA BRIEN, and acknowledged that she executed the same as the free act and deed of the said REBA BRIEN.

WITNESS my hand, at office, this the 28th day of March, 2007.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Sworn to and subscribed before me, this the 28th day of March, 2007.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC