27-1-108

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/11/07 10:05 2 pg
Fees:13.00 Taxes:419.93
20070411-0043191

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of April, 2007 by and between **Ricky D. Willis, Sr. and wife, Mary Katherine Willis,** hereinafter referred to as GRANTOR, and **Arline M. LeBlanc**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Norma Heights, as of record in Book 1835, page 36, Register's Office for Davidson County, Tennessee, and as revised and corrected by an instrument of record in Book 2024, page 41, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky D. Willis, Sr. and wife Mary Katherine Willis by Quitclaim Deed from Ricky D. Willis, Sr., dated February 6, 2006, recorded February 6, 2006, of record in Instrument 200602060014486, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Ricky D. Willis Sr. and wife Vicki L. Willis by Warranty Deed from Jonathan W. Pelletier and wife Kim W. Pelletier, dated July 16, 1999, recorded July 21, 1999, of record in Book 11580, page 802, Register's Office for Davidson County, Tennessee. Vicki L. Willis having predeceased Ricky D. Willis Sr. leaving the property vested in Ricky D. Willis, Sr. as surviving tenant by the entirety.

This is [X]improved [ ]unimproved property known as: **3703 Norma Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ricky D. Willis, Sr.

Mary Katherine Willis

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Ricky D. Willis, Sr. and wife, Mary Katherine Willis, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of April, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Arline M. LeBlanc
3703 Norma Drive, Nashville, TN 37211

Send Tax Statements to:
Countrywide Bank
750 old Hickory Blvd #180
Brentwood, TN 37027

Map and Parcel--133.07-0-056.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $113,494.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of April, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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