PICK UP

Davidson County DEEDWARR
Recvd: 04/12/07 14:50 2 pgs
Fees:13.00 Taxes:299.70
20070412-0044292

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45214

WARRANTY DEED

ERNEST B. WILLIAMS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$81,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
12th DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MELANIE G. McCLAIN et vir **2427 Robbie Court** **Nashville, TN 37214**	**First Horizon Home Loan** **919 Harpeth Valley Place** **Nashville, TN 37221**	**73-7-240** **3DZ 85893**

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 **I, LYNETTA A. PALMER, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **MELANIE G. McCLAIN and husband, MITCHELL JOSE McCLAIN**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, TN, being Lot No. 27-B on the Plan of Zone Lot Division, Lots 27 thru 32, Cabin Hill, Section Four, aka Two Rivers Place, of record in Book 5200, Page 795, amended in Book 6250, page 731, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynetta A. Palmer, unmarried, by deed from Brenda Murphy Duckworth, unmarried, of record in Book 10456, page 205, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2427 Robbie Court, Nashville, Tennessee 37214

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 my hand this 12th day of April, 2007.

LYNETTA A. PALMER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LYNETTA A. PALMER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12TH day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010