RETURN TO:
LEADERS TITLE + ESCROW
2612 N. MT. JULIET RD.
MT. JULIET, TN 37122

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#5916-212

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
Anne F. Dandry
212 Harpers Mill Road
Hermitage, Tennessee 37076

MORTGAGEE:

_____

_____

_____

Davidson County DEEDWARR
Recvd: 04/25/07 09:28 2 pgs
Fees:13.00 Taxes:412.55
20070425-0049110

MAP	**64.12**
GROUP	**A**
PARCEL	**212.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jimmy R. Bozeman and wife, Linda D. Bozeman** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Anne F. Dandry and husband, John Dandry**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of parcel of land situate and lying in the 2nd Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being a certain building identified as property map No. 212 as shown on the Plan of Fox Run, Section One (a condominium), of record in Book 4956, page 582, Register's Office for Davidson County, Tennessee, and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, of record in Book 5151, page 915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda D. Wilson by deed from Terry J. Porter and wife, Sharon L. Porter dated June 27, 1997, of record in Book 10521, Page 76, Register's Office for Davidson County, Tennessee.

Linda D. Wilson is now known as Linda D. Bozeman.

This instrument is executed on behalf of Linda D. Bozeman by virtue of a written Power of Attorney of record Instrument No. 20070425-0049108 Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Harpers Mill Road, Hermitage, Tennessee 37076. Possession is to be given on April 20, 2007.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 20th day of April, 2007.

Jimmy R. Bozeman

Linda D. Bozeman, by Jimmy R. Bozeman, Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jimmy R. Bozeman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 9-27-2009

WILLIAM R. SOREY II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20th day of April, 2007, before me personally appeared Jimmy R. Bozeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda D. Bozeman as her attorney in fact, pursuant to the power of attorney recorded at Instrument No. 20070425-0049108, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Linda D. Bozeman as her attorney in fact.

NOTARY PUBLIC

My Commission Expires: 9-27-2009

WILLIAM R. SOREY II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$111,500.00**.

AFFIANT

Subscribed and sworn to before me on this 20th day of April, 2007.

NOTARY PUBLIC
My Commission Expires: 9-27-2009

WILLIAM R. SOREY II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY