Davidson County DEEDWARR
Recvd: 04/27/07 12:01 2 pgs
Fees:13.00 Taxes:512.45
20070427-0050458

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners: George Iarca
404 Hunters Path Court
Hermitage TN 37076

Mortgagee/Send Tax Bills to:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

Map & Parcel
86-3-0-A 21.00CO

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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, WE

WILLIAM SCOTT SANDLIN, UNMARRIED,
BEING THE SOLE HEIR OF DENISE C. SANDLIN,
DECEASED,

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Iarca, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot Number 21, on the Plan of Summit Run, Phase Two, of record in Plat Book 9700, Page 660, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Denise C. Sandlin by Deed, dated July 16, 2003 of record in Instrument No. 20030723-0103491, Register's Office for Davidson County, Tennessee.
Denise C. Sandlin having since died, intestate on January 3, 2007, in Davidson County, Tennessee, and leaving as her sole heir, her son, William Scott Sandlin.
At the time of her death Denise C. Sandlin was an unmarried woman.
Denise C. Sandlin being one in the same person as Denise Annette Sandlin and Denise Annette Cutrer Sandlin.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 404 Hunters Path Court Hermitage TN 37076.

TO HAVE AND TO HOLD the said tract of 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 OUR HANDS THIS 10 DAY OF APRIL 2007.

WILLIAM SCOTT SANDLIN

STATE OF TEXAS
COUNTY OF Lubbock

PERSONALLY APPEARED BEFORE ME, WILLIAM SCOTT SANDLIN, UNMARRIED WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 10th DAY OF APRIL 2007.

KRYSTYN D'NISSE GARCIA
Notary Public, State of Texas
My Commission Expires
November 08, 2008

Notary Public Krystyn D'nisse Garcia

MY COMMISSION EXPIRES: 11/08/2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/24/07
SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07