Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/23/07 09:58 2 pgs
Fees:13.00 Taxes:436.60

20070523-0061454

15-0705-151083

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2007.

Notary Public
My commission expires: 05/03/2011

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Tamara Luter	Magna Bank f/k/a 1st Trust Bank	096-16-0-A-098.00
135 Lakebrink Drive	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimberly Gibson-Harris, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tamara Luter, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 97, on the Plan of Larchwood, Phase One, Section Four, Building F, of record in Book 8250, Page 890, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne T. Halterman, unmarried and Timothy Lee Harkum, unmarried, by deed from James A. Ford and wife, Zoraida V. Ford, dated April 1, 1998, recorded April 7, 1998, in Book 10877, Page 1, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeramie L. Ritchie and wife, Mary K. Ritchie, by deed from Wayne T. Halterman and Timothy Lee Harkum, dated June 23, 2006, recorded June 27, 2006 in Instrument No. 20060627-0076919, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kimberly Gibson-Harris by Quitclaim Deed from Jeramie L. Ritchie and wife, Mary K. Ritchie, dated November 3, 2006, recorded November 27, 2006 in Instrument No. 20061127-0145813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 135 Lakebrink Drive, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 21st day of May, 2007.

Kimberly Gibson-Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Gibson-Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 21st day of May, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010