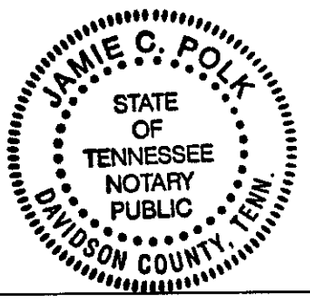
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,800.00

Jean Reeder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Jean Reeder | CitiMortgage, Inc. | Map 051 |
| 907 Gibson Dr. | 1000 Technology Dr. | Group 04 |
| Madison, TN 37115-4541 | O'Fallon, MO 63368 | Parcel 052 |

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

**Duncan Kennerly and Carol W. Kennerly, husband and wife**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Jean Reeder, unmarried**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 73 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 60 feet on the easterly side of Gibson Drive and runs back between lines 365.1 feet on the northerly line and 377.8 feet ton the southerly line, to a dead line in the rear on which it measures 61.33 feet.

BEING the same property conveyed to Duncan Kennerly and wife, Carol W. Kennerly by deed from Julius L. Maynard and wife, Hazel J. Maynard, of record in Book 3918, Page 241, dated July 30, 1965, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 13; and (3) Sewer Easement of record in Book 5268, Page 842 and Book 8646, Page 682, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 907 Gibson Dr., Madison, TN 37115-4541

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 our hands this 6th day of June, 2007.

Duncan Kennerly

Carol W. Kennerly

Carol W. Kennerly

Davidson County DEEDWARR
Recvd: 06/07/07 12:44 2 pgs
Fees:13.00 Taxes:313.76
20070607-0068410

FILE BOX 45

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 Duncan Kennerly and Carol W. Kennerly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.