WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/07 13:04 2 pgs
Fees:13.00 Taxes:572.39
20070620-0073710

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$154,700.00**

Candace J Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candace J. Warner	**Candace J. Warner**	**13304001500**
(NAME) **91 Antioch Pike**	(NAME) **91 Antioch Pike**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Rose George

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

Candace J. Warner, a single person and Matthew C. Rattliff, a single person

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:

SEE ATTACHED EXHIBIT A

This is improved x unimproved property, known as **91 Antioch Pike, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **14th** day of **June, 2007.**

Rose George
Rose George

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Rose George** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **June 14, 2007**

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 227 ON THE PLAN OF GLENCOE ACRES, SECTION II OF RECORD IN BOOK 1835, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property vested to Lois Taylor Richardson by Final Decree from Norman Davis Richardson of record in Book 2965 and Page 116 on 08/26/1959 and filed for record on 08/31/1959, Register's Office for said County.
Being the same property devised to Gerald D. Richardson, Executor, with power of sale by Last Will And Testament Of Lois Taylor Richardson of record in Book 206 and Page 393 on 12/30/1987 and filed for record on 05/30/1996, Register's Office for said County.
Being the same property conveyed to Tim George and Rose George, husband and wife by deed from Gerald D. Richardson, Executor of the Estate of Lois Taylor Richardson of record in Instrument 200604170043417 on 04/12/2006 and filed for record on 04/17/2006, Register's Office for said County. Further conveyed to Rose George by deed dated 5/4/07 and recorded in Instrument # 20070608-0068706, Register's Office for said County.