THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/21/07 10:10 2 pgs
Fees:13.00 Taxes:518.00

20070621-0074112

Address New Owner(s)
Anthony A. DeSoto and Michelle A. Desoto, husband and wife
234 Wallace Road
Nashville, Tennessee 37211

Send Tax Bills To:
Anthony and Michelle DeSoto
234 Wallace Rd.
Nashville, TN 37211

Map & Parcel Nos.:
148-01-0127.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **17th day of May, 2007**, by and between **Lois Marie Dilday**, party of the first part, and **Anthony A. DeSoto and Michelle A. Desoto, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($140,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 252, on the Plan of Hillbrook, Section IV, as of record in Book 3842, Page 7, Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lois M. Dilday, unmarried from Ruby A. Daugherty, a single person by deed dated August 14, 1998, of record in Book 11095, Page 564 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Lois Dilday as attorney in fact Judy Black
as attorney in fact by John Donaldson
Lois Dilday

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lois Marie Dilday** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of May, 2007.

My commission expires: 3-20-10

Libby L. Brager
Notary Public

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **17th day of May, 2007**.

Libby L. Brager

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 2010

PROPERTY ADDRESS:
234 Wallace Road
Nashville, TN 37211