Return to: File Box 9-B
First Title and Escrow Co.
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file # 26703

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mary C. Leanderts	New Owner SunTrust	Map/Parcel
3912 B Burrus Street	201 4th Ave. N/7th Floor	06115001700
Nashville, TN 37216	Nashville, TN 37219	071061301N

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lisa M. Chapman, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mary C. Leanderts,** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a survey of the southerly 50 feet of Lot 60 on the Maplewood Home Tract, as of record in Book 421, page 174, and being Lot No. 1 on an unrecorded resubdivision of Lots 59 and 60 prepared on November 10, 1959 by William Collier Parrish Associates of Nashville, Tennessee.

Said property fronts 50 feet on the easterly side of Burrus Street and runs back between parallel lines 225 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Lisa M. Chapman by Special Warranty Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for Registered Holders of Option One Mortgage Loan Trust, recorded November 13th, 2006 of record in Instrument No. 20061113-0140497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 421, page 174, Register's Office for Davidson County, Tennessee.
2. All matters as shown on the unrecorded plat of resubdivision of Lots 59 and 60.
3. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 3912 B Burrus Street, Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 06/22/07 14:19 2 pgs
Fees:13.00 Taxes:347.80
20070622-0074930

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $94,000.00

Affiant

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Subscribed and sworn to before me this 19th day of June, 2007

My Commission Expires: _____

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of June, 2007.

Lisa M. Chapman

State of Tennessee

County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Lisa M. Chapman,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2007.

Notary Public

My commission expires: My Commission Expires 03/21/2009

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County