NAME AND ADDRESS OF NEW OWNERS:
Dianne H. DeMoss

5817 Mackie Place
Nashville, TN 37209

PREPARED BY:
Master Title II, Inc.
745 South Church Street
Suite 307, Belmont Park
Murfreesboro, TN 37130

SEND TAX BILLS TO:
Dianne H. DeMoss
5817 Mackie Place
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 06/26/07 10:12 2 pgs
Fees:13.00 Taxes:129.50
20070626-0076080

WARRANTY DEED

(Map/Parcel: 091 10 0 037.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Salbuck Enterprises, LLC, a Tennessee Limited Liability Company**, has bargained and sold and does hereby transfer and convey unto **Dianne H. DeMoss an unmarried woman** , his/her heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plot of Subdivisions of Lots 39 and 40 of the B. W. Cockrill Farm, of record in Book 332, page 41, Register's Office for said County.

Said lot fronts 50 feet on the southerly margin of Mackie Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Salbuck Enterprises, LLC, a Tennessee Limited Liability Company by quitclaim deed from Sallye P. Barnes of record in Instrument No. 20070529-0063254, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sallye P. Barnes by Order of Probate Without Formal Administration entered with the Court on January 18, 2007, and filed April 18, 2007, of record as Instrument Number 20070418-0046253, of the Register's Office for Davidson County, Tennessee. Further source of title to John D. Barnes and wife, Sallye P. Barnes, by Warranty Deed from James V. Graves and wife, Dora H. Graves, dated February 26, 1999, of record in Book 11359, page 87, of said Register's Office.

Subject to any and all easements, conditions, restrictions and all matters of record, including but not limited to an easement of record as Instrument Number 200305090062616, in said Register's Office.

Property is known as 5819 Mackie Place, Nashville, TN 37209

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, his/her heirs and assigns, forever.

The undersigned convenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2007 real property taxes which will be paid and prorated at closing.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to said real estate unto the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 22nd day of **June, 2007.**

Salbuck Enterprises, LLC:

Walter E. Phillips Jr

By: Walter E. Phillips, Jr
Its: President

Sallye P Barnes

By: Sallye P. Barnes
Its: Secretary

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Walter E. Phillips, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **President** of **Salbuck Enterprises, LLC,** a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such President.

WITNESS MY HAND AND SEAL, this 22nd day of **June, 2007.**

My Commission Expires:

My commission expires
August 16, 2009

Notary Public

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sallye P. Barnes,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Secretary** of **Salbuck Enterprises, LLC,** a Tennessee limited liability company, the within named bargainor, and that she as such Secretary, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by herself as such Secretary.

WITNESS MY HAND AND SEAL, this 22nd day of **June, 2007.**

My Commission Expires:

My commission expires
August 16, 2009

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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 if **$35,000.00,** which amount if 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 22nd day of **June, 2007.**

My Commission Expires:

3-21-09

Notary Public

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY