03

Realty T.K.
Box 498

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Deborah Neill
8207 Sawyer Brown Road C-3
Nashville, TN 37221

SEND TAX BILL TO:
MAGNA BANK
P.O. BOX 17257
MEMPHIS, TN 38187-0257

MORTGAGEE:
Magna Bank f/k/a 1st Trust Bank for Savings, FSB
P.O. BOX 17257
MEMPHIS, TN 38187-0257

MAP	**142-10**
GROUP	**A**
PARCEL	**15.00 CO**

Davidson County DEEDWARR
Recvd: 06/28/07 09:26 3 pgs
Fees:18.00 Taxes:697.45
20070628-0077072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Barbara Cumming now known as Barbara Cumming Eibling, married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Deborah Neill**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Herbert C. Cumming, Jr. and wife,. Barbara Cumming, by deed from Von Stanford Sloan of record in Book 5199, page 260, Register's Office for Davidson County, Tennessee; further being conveyed to Barbara Cumming by Quitclaim Deed from Herbert C. Cumming, Jr., of record in Instrument No. 20070305-0026765, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **8207 Sawyer Brown Road C-3, Nashville, Tennessee 37221.**

*ROBERT J. EIBLING, spouse of Barbara Cumming Eibiling, hereby joins in this conveyance to transfer all right, title or interest, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **25th** day of **June, 2007.**

Barbara Cumming Eibling

Robert J. Eibling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara Cumming Eibling and Robert J. Eibling**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 2007.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $188,500.00.

AFFIANT

Subscribed and sworn to before me on this 25th day
of June, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit C-3 together with Carport C-3-C, on the Plan of River Plantation, Section One, a Condominium, of record in Book 4460, Page 59, as shown on the Master Deed of record in Book 4562, Page 474, amended in Instrument No. 20051020-0126564, Register's Office for said County, to which plan reference is hereby made for a more complete description.