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Realty Title
Box 44A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/11/07 14:04 2 pgs
Fees:13.00 Taxes:1110.00
20070711-0082721

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this 22 day of June, 2007.

Notary Public
My commission expires: ~~02/22/09~~ @ 7/24/2011

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Victoria Dearborn 217 MOSS TRAIL GOODLETTSVILLE, TN 37072	NEW OWNER	25-16-0-047

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tennessee State Financial, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Victoria Dearborn**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the west part of Lot No. 71 and the easterly part of Lot No. 72 on the Plan of Goodlettsville Heights, Section 2, as of record in Book 1424, Pages 120 and 121, Register's Office for said County, described as follows

Beginning at a point in the southerly margin of Moss Trail Road at the northwest corner of the property conveyed to A.E. Cranwell, Jr. and wife, by deed from William Alvin Myers Jr. et ux, of record in Book 1968, Page 104, said Register's Office; thence along Cranwell's west line southerly 350 feet to a point in the rear of said Lot No. 71; thence along said rear line and the rear line of Lot No. 72, westerly 142.4 feet to a point in the southeast corner of the property conveyed to Thomas M. Osborne and wife, Jane H. Osborne, by deed from William Alvin Myers et ux, of record in Book 2922, Page 79, said Register's Office; thence along Osborne's easterly line northerly 196.2 feet, more or less, to a point; thence at right angles westerly 5.5 feet; thence northerly 155 feet, more or less, to a point in the south margin of said Moss Trail Road; thence along said margin easterly 152.6 feet to the beginning.

Being the same property conveyed to Tennessee State Financial, LLC by deed from Ray D. Clay and wife, Mildred Nell Clay, of record in Instrument No. 20070711-0082720, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor that of any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 217 Moss Trail, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of June, 2007.

Tennessee State Financial, LLC

By: _____
Phil Speer
its

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phil Speer , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Tennessee State Financial, LLC, the within named bargainor, and that he is authorized by Tennessee State Financial, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 22nd day of June, 2007.

_____
Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN