Davidson County DEEDWARR
Recvd: 07/12/07 09:37 2 pgs
Fees:13.00 Taxes:351.50

20070712-0082969

State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$95,000.00**

Amanda Hanel
Affiant

Subscribed and sworn before me this the **3rd Day of July, 2007**

SHA MAGNUSON
Notary Public
Public
Notary Public
My Commission Expires: CLIFFORD COUNTY TN

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Richard A. DeVore **P.O. Box 826** **Lavernge, TN 37086**	**3564 GondolaDrive** **Antioch, Tennessee 37013**	**New Owner**

Map 150-3 Parcel 170

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

EMILY S. MENHEL, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RICHARD A. DEVORE AND WIFE MILDRED DEVORE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being Lot 47-B on the Plan of Chelsea of Priest Lake, Section 1-B, Zone Lot Division of Lots 43-47, of record in Book 6250, page 264, Register's Office for Davidson County, Tennessee.

Said Lot No. 47-B, being a corner lot, fronts 70 feet on the southerly margin of Gondola Drive and fronts 41.52 feet on the westerly margin of Windsor Court, said frontages being joined by a curve measuring 36.41 feet; the southerly lines of said Lot extends back 101.60 feet and intersects the westerly line which measures 63.74 feet thereon.

Being the same property conveyed to Emily S. Menhel, unmarried by Warranty Deed from Philhall Corporation of record in Book 6519, page 825, Register's Office for Davidson County, Tennessee dated March 26, 1985.

Subject to all matters of record in Plat Book 6250, page 8, and amended in Plat Book 6250, page 264, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6298, page 539, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 3rd , Day of July, 2007

Emily S. Menhel

Emily S. Menhel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3RD Day of **July, 2007** before me appeared

Emily S. Menhel

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee