Davidson County DEEDWARR
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Fees:13.00 Taxes:516.15

20070724-0087530

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Debbie R. Wheeler, Grantors
TO: Regina M. King, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Regina M. King 591 Moss Landing Drive Antioch, TN 37013	Same as Owner	150.02-0-022.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $139,500.00.

Affiant

Subscribed and sworn to before me this the 17 day of July, 2007.

My commission expires: 6-22-08

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE RUTHERFORD CO.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Debbie R. Wheeler**, hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Regina M. King**, hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, Page 84, Register's Office for said County.

Said Lot No. 20 fronts 90.00 feet on the broken westerly margin of Moss Landing Drive and extends back 136.21 feet on the southerly line and 131.47 feet on the northerly line to a dead line in the rear, measuring 76.47 feet thereon.

BEING the same property conveyed to Debbie R. Wheeler by warranty deed recorded February 28, 2001 in Instrument No. 20010228-0018796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities, including Restrictive Covenants of

record in Book 4797, Page 410; Book 5071, Page 711; and Plat Book 4675, Page 84, Register's Office for said County.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 591 Moss Landing Drive, Antioch Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 17th day of July, 2007.

"GRANTOR"

Debbie R Wheeler

Debbie R. Wheeler

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Debbie R. Wheeler, the bargainor 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 17th day of July, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}

