THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

BOX 13
13497

ADDRESS NEW OWNER
Anthony Sonera
621 Larchwood Drive
Nashville, TN 37214

MORTGAGEE

Davidson County DEEDWARR
Recvd: 07/24/07 13:06 2 pgs
Fees:13.00 Taxes:532.80
20070724-0087825

SEND TAX BILLS
Countrywide Home loans
3011 Armory Drive Ste 120
Nashville, TN 37204

MAP-PARCEL:
097-05-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John R. Weatherby and wife, Suzann M. Weatherby,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony Sonera,*** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*Unmarried

Being Lot No. 52 on the plan of Hickory Bend Subdivision, Section 7, as of record in Plat Book 3600, page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John R. Weatherby and wife, Suzanne M. Weatherby by quitclaim deed from John R. Weatherby of record in Book 11398, page 535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3341, page 265 and Book 3642, page 478; a right of way easement in favor of TVA of record in Book 4310, page, 110; easements, covenants and conditions as shown on the plan of record in Plat Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **621 Larchwood Drive Nashville, TN 37214.**

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 and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a 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 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 our hands this 12th day of July, 2007.

John R. Weatherby

Suzann M. Weatherby

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John R. Weatherby and wife, Suzann M. Weatherby, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-1-09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$144,000.00.**

AFFIANT

Subscribed and sworn to before me this 12th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: _____

LaTrece McAdoo Notary Public Davidson County, Tennessee My Comm. Exp. 04/06/2010