Return to:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
File # 700454

Davidson County DEEDWARR
Recvd: 07/26/07 14:24 2 pgs
Fees:13.00 Taxes:514.30
20070726-0088953

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $139,000.00

Subscribed and sworn before me this the 13th day of July, 2007.

Affiant

JENNIFER MARIE CROWELL STATE (Affix Seal) TENNESEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

WARRANTY DEED

700454

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Danielle Lynn Lorton
1006 Matthews Avenue
Nashville,TN 37216

Send tax bills to:
Mortgage Lenders Of America
8400 West 110th, Ste. 500
Overland Park, KS 66210

Map 61-11, Parcel 113

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,

Geraldine Young a/k/a Era H. Young

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Danielle Lynn Lorton

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that parcel of land in Davidson County, Tennessee, as more fully described in Deed Book 1451, Page 501, ID #61.11-113, Being know and designated as portions of Lots 32, and 33, Being a Resubdivision of Lots 11-17, L.C. McMahans Maplewood Tract, Filed in Plat Book 547, Page 144 Recorded 6/14/27, Less and Excepting That in Deed Book 1470, Page 458 and in Deed Book 1489, Page 50.

Being all of the same property conveyed to Walter C. Young and wife, Era H. Young,being one in the same as Geraldine H. Young, from John R. Alexander and wife, Ella Louise Alexander by deed dated 1/9/47 of record in Book 1451, Page 501, Register's Office for Davidson County, Tennessee.

The said Walter C. Young now being deceased.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1006 Matthews Avenue, Nashville, TN, 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, 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 unemcumbered, 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 successors, heirs and assigns against the lawful claims of all 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.

Subscribed and sworn before me this the 13th day of July, 2007.

Geraldine Young a/k/a Era H. Young Attorney in Fact
Geraldine Young a/k/a Era H. Young
By: Glynda Wilkes, Attorney In Fact

STATE OF TENNESSEE, COUNTY: WILLIAMSON

On this 13th day of July, 2007, before me personally appeared Glynda Wilkes to me known to be ther person who executed the foregoing instrument as the Attorney In Fact for Geraldine Young a/k/a Era H. Young and acknowledged that he/she executed the same as the free act and deed of said Geraldine Young a/k/a Era H.Young.

Witness my hand and official seal this 13th day of July, 2007.

My Commission Expires:

Jennifer Marie Crowell
Notary Public

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010