This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 042-16-0
PARCEL: 147.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Francisca Rivera
611 Gibson Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 07/27/07 14:55 3 pgs
Fees:18.00 Taxes:499.50
20070727-0089680

WARRANTY DEED

THIS INDENTURE, made this 25th day of July, 2007 between

Will S. Casey and Jonette Johnson Munger

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Francisca Rivera, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 65 on the Map of Blair Heights, Section IV of record in Book 2331, Page 98, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 65 fronts 108 feet on the East side of Gibson Drive and runs back 286.01 feet on the North line and 282.68 feet on the South line to a dead line in the rear on which it measures 108.05 feet.

This being the same property conveyed to Will S. Casey and Jonette Johnson Munger by Last Will and Testament from Charles Casey recorded April 2, 2007, Probate No. 07P553 in the Probate Court for Davidson County, Tennessee. Formerly conveyed to Charles T. Casey and wife, Elizabeth S. Casey by Warranty Deed dated 9/10/1958 from Elizabeth R. Swint of record in Book 2804, Page 231 Register's Office Davidson County, Tennessee. The said Charles T. Casey now being deceased, having died on 1/30/2007. The said Elizabeth S. Casey now being deceased, having died on 12/27/1994.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Will S. Casey

Jonette Johnson Munger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will S. Casey and Jonette Johnson Munger, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25TH day of July, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,000.00.

Affiant

Sworn to and subscribed before me, this 25TH day of July, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009