39-F

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/07 14:06 2 pgs
Fees:13.00 Taxes:735.93

20070806-0093465

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2007

Notary Public

My Commission Expires: 7-25-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ELEANOR M. WALTHART	**CitiMortgage**	162-16-D
(NAME) 4768 Crystal Brook Drive	(NAME) **1000 Technology Drive**	14.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) **O'Fallon, MO 63368-2240**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DEBORAH L. TURNER HANSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELEANOR M. WALTHART, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 55, on the Plan of Section 1, Honey Brook Subdivision, A Residential Planned Unit Development, of record in Book 7900, Page 242, and revised in Book 7900, Page 254, 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 DEBORAH L. TURNER, by Deed from GLENN KLAVA AND WIFE, KELLY KLAVA, of record in Instrument No. 20000515-0048608, dated May 5th, 2000, Register's Office for Davidson County, Tennessee. Deborah L. Turner is now married and is now known as Deborah L. Turner Hanson.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of , of record in Book 8289, Page 145, Book 8298, Page 198 and Book 8434, Page 447, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 4768 Crystal Brook Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 31st day of July, 2007.

Deborah L. Hanson
DEBORAH L. TURNER HANSON
Deborah L. Turner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH L. TURNER HANSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2007.

My Commission Expires: 01/03/11

P. Weiss
Notary Public

