Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

This Instrument Prepared By:
Law Offices Of:
Mark A. Nobles
Atlas-Nobles Bldg.
1006 Old Lascassas Pk
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNER:

DOREEN MCCLOUD
1773 Merritt Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Magna Bank
PO Box 17257
Memphis, TN 38187
Tax Map/Parcel No.
P/O **53-6-A-195**

Davidson County DEEDWARR
Recvd: 08/14/07 10:28 2 pgs
Fees:13.00 Taxes:475.45
20070814-0097007

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, KATIE C. NELSON, MARRIED, ("Grantors") have this day bargained and sold and does hereby transfer and convey unto DOREEN DIETTE MCCLOUD, ("Grantees"), her heirs and assigns, forever, the following described real estate situated in DAVIDSON County, Tennessee, to-wit:

Being all of Lot No. 195 on the Plan of Phase 2, Waterford Subdivision, according to survey and plat of same appearing of record in Plat Book 7900, page 412, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Katie C. Helms, unmarried, by deed from David F. Stolfo and wife, Pamela S. Stolfo, of record as Instrument No. 20030904-0128989, Register's Office for Davidson County, Tennessee. Katie C. Helms having since married and now known as Katie C. Nelson. Robert Nelson husband of Katie C. Nelson joins in the signing of this instrument for the purpose of conveying his marital interest, if any.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said DOREEN MCCLOUD, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that they have lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except the 2007 property taxes which have been prorated between the parties.

The undersigned further covenants and binds themselves, their successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this Deed.

WITNESS OUR HAND on this the 13TH of AUGUST, 2007.

BY: Katie Nelson
KATIE C. NELSON

Robert Nelson
ROBERT NELSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KATIE C. NELSON AND ROBERT NELSON, the bargainorS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in HERMITAGE, TENNESSEE, this the 13th day of AUGUST, 2007.

DANIELLE J. MCGUIRE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Janelle J. McGuire
NOTARY PUBLIC
My Commission Expires: 11/30/2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $128,500.00.

AFFIANT

SWORN to and subscribed before me, this the 13th day of AUGUST, 2007.

NOTARY PUBLIC

JENNIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 05/03/2010