Davidson County DEEDWARR
Recvd: 08/15/07 08:31 2 pgs
Fees:13.00 Taxes:497.65

20070815-0097326

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$134,500.00**
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 13th DAY OF August, 2007.
| Linda Kluge - Affiant
|NOTARY PUBLIC: Jane Hawley - notary
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

TAMMY HAWLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 13, 2...

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Therese Fosbinder<br>2708 Airwood Drive<br>Nashville, TN 37214 | Homecomings Financial, LLC<br>2101 Rexford, Ste. 250W<br>Charlotte, NC 28211 | Map 95.12, Group A<br>Parcel 210 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Leslie H. Sanders, now known as, Leslie H. Sanders-Barr, joined by her spouse Michael Barr**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Mary Therese Fosbinder, unmarried**

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:

BEING LOT NO. 36, ON THE PLAN OF LAKELAND, PHASE TWO, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LESLIE H. SANDERS BY DEED FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED DECEMBER 31, 2001, AND OF RECORD IN BOOK , PAGE , INSTRUMENT NUMBER 20020110-0004131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee.
4) Property is subject to Lakeland, Phase Two, Section Two, Charter of record in Book 7820, Page 601, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 7826, Page 474, and amended in book 8079, Page 800 including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7826, Page 462, said Register's Office.
5) Property is subject to easement for common areas to Lakeland HOA in Book 8068, Page 686, said Register's Office.

This is improved property known as: **2708 Airwood Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 13th day of August, 2007.

Leslie H. Sanders-Barr
Leslie H. Sanders-Barr

Michael Barr
Michael Barr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Leslie H. Sanders-Barr and Michael Barr, with whom I am personally acquainted, (or who 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, at office, this 13th day of August, 2007.

Donna C. Pirtle
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076