Davidson County DEEDWARR
Recvd: 08/16/07 11:57 2 pgs
Fees:13.00 Taxes:1239.50

20070816-0097987

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2007.

Notary Public

My commission expires: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa A. Malone	New Owner	**Map 141-12-0-E, Parcel 029CO**
1043 Morton Mill Road		
Nashville, TN 37221		

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,

Paulette J. Tempro, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa A. Malone, a married woman

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:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Harpeth Crest Subdivision, a Planned Unit Development, Phase 2, of record in Instrument No. 20020403-0040556, 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 Paulette J. Tempro, unmarried, by Deed from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20031205-0175365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, and By-Laws, of record in Instrument No. 20020411-0044759, said Register's Office; 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.

This instrument is being executed in behalf of Paulette J. Tempro, pursuant to a Power of Attorney executed by same on the 7th day of August, 2007, of record in Instrument No. 20070816-0097986 **, Register's Office for Davidson County, Tennessee.**

This is Improved (_X__) Unimproved (____) property, known as: **1043 Morton Mill Road, Nashville, TN 37221**

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/our hand(s) this **10th** day of **August, 2007.**

Paulette J. Tempro
Paulette J. Tempro

By: Jennifer Johnson, Atty in Fact
Jennifer Johnson, Attorney-in-Fact

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Jennifer Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Paulette J. Tempro, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Paulette J. Tempro for the purpose therein contained, by signing the name of Paulette J. Tempro by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2007.

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08