03

Realty Title

Bk 48

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/28/07 08:57 1 pgs
Fees:13.00 Taxes:1295.00

20070828-0102877

WARRANTY DEED

Preparer's File #-07G0409

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kimberly Busse	Magna Bank f/k/a 1st Trust Bank for Savings	155-16-A-192CO
5665 Traceside Drive	P.O. Box 17257	
Nashville, TN 37221	Memphis, TN 38187-0257	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JESSICA C. WELLS AND HUSBAND, AARON R. WELLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KIMBERLY BUSSE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 230 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Jessica C. Wells and husband, Aaron R. Wells by deed from Arthur H. Thayer, Jr. and wife, Laurel P. Thayer of record in Instrument No. 20050929-0116906, filed on 09-29-05, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5665 Traceside Drive, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **20th** day of **August, 2007**:

Jessica C. Wells

Aaron R. Wells

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSICA C. WELLS AND HUSBAND, AARON R. WELLS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 20th day of August, 2007.

Notary Public

My Commission Expires: 04/29/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON