Davidson County DEEDWARR
Recvd: 09/07/07 08:54 2 pgs
Fees:13.00 Taxes:1082.25
20070907-0107375

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07080332

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $292,500.00.

William Pearcy
Affiant

Subscribed and sworn to before me, this 4th day of September, 2007.

Notary Public
My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Pearcy and Donna Pearcy 808 Walden Way Hermitage TN 37076	New Owner	Tax Parcel ID No. 75-16A-39.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda S. Wolden** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Pearcy and Donna Pearcy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 18, PHASE 2-B, WALDEN WOODS, as shown on plat of record in Instrument No. 20010226-0017620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda S. Wolden, unmarried by Warranty Deed from Frank Batson Homes, Inc., recorded on the 5th day of March, 2002 in Instrument No. 20020305-0027137, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 808 Walden Way Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2007.

Linda S. Wolden
Linda S. Wolden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda S. Wolden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2007.

Notary Public

My Commission Expires: 11/22/10

