THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Century 21 Mortgage, ISAOA, ATIMA
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP PARCEL NUMBERS
136-15-B-34.00.CO

Davidson County DEEDWARR
Recvd: 09/10/07 10:17 3 pgs
Fees:18.00 Taxes:536.50
20070910-0108064

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **August, 2007**, by and between **Beverly Ligon, unmarried**, party of the first part, and **Kathy A. Queen, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$145,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34, on the Plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs, Townhomes, as shown on Plat of Record in Plat Book 11700, page 16, revised in Book 11700, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Beverly Ligon, a single person by deed from Evelyn Bourgeix, a single person, of record in Book/Instrument No. 20040316-0029820 Register's Office, Davidson County, Tennessee, dated 3/12/04 and recorded 3/16/04.

The above referenced property is also known as 3401 Anderson Road, Unit #34, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 11700, page 16 and revised in Plat Book 11700, page 42; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Beverly Ligon
Beverly Ligon

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beverly Ligon, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of August, **2007.**

My commission expires 2/27/10

Christy D Laudrum
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$145,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy L Holloway
Affiant

Subscribed and sworn to before me this 29th day of August, 2007

Christy D Laudrum
Notary Public

My commission expires: 2/27/10

PROPERTY ADDRESS:
3401 Anderson Road, Unit 34
Antioch, TN 37013

Name and address of new owner:
Kathy A. Queen
3401 Anderson Rd Unit #34
Antioch, TN 37013

I, Christy D. Landrum do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Christy D Landrum

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Edward B. Baldwin III, a notary public for this county and state, Christy D. Landrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edward B Baldwin

Notary's Signature

MY COMMISSION EXPIRES: 7/24/10.

Notary's Seal (If on paper)

