Please Return To:
Realty Title & Escrow Company, Inc.
818 North Mt. Juliet Road
Mt. Juliet, TN 37122

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 26773-06-2007** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $108,500.00.<br>Affiant<br>Subscribed and sworn to before me this 6th day of September, 2007.<br>Notary Public<br>My Commission Expires: 2-24-08 |

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Tiffani Wassell<br>506 Cottonwood Drive<br>Nashville, TN 37214 | **Send Tax Bills To:**<br>Magna Bank FKA 1st United<br>6525 Quail Hollow #300<br>Memphis, TN 38120 | **Tax Information:**<br>Map and Parcel No.:<br>096060213.00 |

**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, **David Lockett**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tiffani Wassell, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 506 Cottonwood Drive, Nashville, TN 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Davidson County DEEDWARR
Recvd: 09/13/07 11:04 2 pgs
Fees:13.00 Taxes:401.45

20070913-0109847

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 6th day of September, 2007.

David Lockett

STATE OF TN, COUNTY OF Davidson SS.: 417-98-5779

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Lockett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2007.

Megan Webster-Yurcik
Notary Public

My Commission Expires: 7/24/2010

MEGAN WEBSTER-YURCIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Cloverhill Section No. IV, as of record in Plat Book 2133, page 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Lockett, unmarried by Deed dated 12/15/2005 from George E. Rusho and wife, Kathy D. Rusho of record in Instrument No. 20051219-0152158, and by quitclaim deed recorded as Instrument No. 20070913010984 6 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2133, page 62, Register's Office for Davidson County, Tennessee.