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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/07 13:56 2 pgs
Fees:13.00 Taxes:504.68

20071001-0116579

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,400.00

Deborah L. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 2007

DANIEL J. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah L. Walker (NAME)	Bank of America (NAME)	MAP 81.01
547 Janvier Drive (ADDRESS)	P. O. Box 45140 (ADDRESS)	PARCEL 74.00
Middletown, DE 19709 (CITY) (STATE) (ZIP)	Jacksonville, FL 32232 (CITY) (STATE) (ZIP)	

FOR AND 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, Dona M. Fletcher, Ronda C. Hyman, Terris A. Meadors, Joy P. Cain, Monica Lynn Armstrong, Randall B. Cain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah L. Walker and Michael C. Monzo, as tenants in common, with right of survivorship, Both Unmarried

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. 29 on the Plan of Hailey's Subdivision of part of Block 5, G. T. Sheegog Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County.

SAID Lot No. 29 fronts 100 feet on the southeasterly side of River Road and extends back between parallel lines 220 feet, more or less, to the low water mark of the Cumberland River.

BEING the same property conveyed to Dona M. Fletcher, Ronda C. Hyman, Terris A. Meadors, Joy P. Cain, Monica Lynn Armstrong, and Randall B. Cain, as tenants in common, by Executrix Deed dated July 31, 2007 from Terris A. Meadors and Dona M. Fletcher, Co-Executrixes of The Estate of R. B. Cain of record in Instrument No. 20070813-0096308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Monica Lynn Armstrong being one and the same person as Monica Armstrong. Ronda C. Hyman being one and the same person as Ronda Hyman.

This is unimproved ( ) improved (X) property, known as 1814 River Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Monica Armstrong executed this instrument on behalf of Dona M. Fletcher, Ronda C. Hyman and Joy P. Cain pursuant to the Specific Power of Attorney's of record by Instrument No. 20071001-0116576, Instrument No. 20071001-0116577, and Instrument No. 20071001-0116578 in the Register's Office for Davidson County, Tennessee.

- Continued -

Witness our hands this 28th day of September, 2007.

Monica Lynn Armstrong

Randall B. Cain

Terris A. Meadors

Dona M. Fletcher

Ronda C. Hyman

Joy P. Cain

By: Monica Armstrong,
Her Attorney in Fact

By: Monica Armstrong,
Her Attorney in Fact

By: Monica Armstrong,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared, Monica Armstrong, a/k/a Monica Lynn Armstrong, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Dona M. Fletcher, Ronda C. Hyman, and Joy P. Cain, the within named bargainors, as their attorney in fact, and being authorized so to do, acknowledged that she executed the same as the free act of Dona M. Fletcher, Ronda C. Hyman and Joy P. Cain, respectively.

Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of September, 2007.

NOTARY PUBLIC

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 8/23/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Monica Lynn Armstrong, Randall B. Cain and Terris A. Meadors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of September, 2007.

NOTARY PUBLIC

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 8/23/11