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

SEND TAX BILLS TO:
IndyMac Bank, F.S.B.
1333 Main Street, 5th Floor
Columbia, SC 29201

MAP PARCEL NUMBERS
Map & Parcel No: 52-08-A-313

Davidson County DEEDWARR
Recvd: 11/01/07 13:42 2 pgs
Fees:13.00 Taxes:487.05
20071101-0128982

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of October, **2007**, by and between **Maurice A. Jennings Sr. and Brandi D. Johnson, husband and wife**, party of the first part, and **Shalonda Webster and Mack McGee, Jr.**, party of the second part,

WITNESSETH: That for and in consideration of **$131,634.00** 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 Madison County of Davidson, State of Tennessee:

A certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 134, Phase Two, Section Five, Heron Walk, a Planned Unit Development, plat of which of record in Book 9700, page 923. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Maurice A. Jennings, unmarried and Brandi D. Johnson, unmarried, as tenants in common with right of survivorship by deed from Allen & Betty F. Earps, of record in Book/Instrument No.200003280031144, Register's Office, Davidson County, Tennessee, dated 3/24/00 and recorded 3/29/00. The said Maurice A. Jennings and Brandi D. Johnson have since married.

The above referenced property is also known as 629 Sandy Springs Trail, Madison, Tennessee 37115.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); and and all matters appearing of record on the Plat of record in Book/Instrument No. 9700, page 923; Subject to all matters shown on the P.U.D. Boundary Plat, of record in Book 9700, page 483; By-Laws of Heron Walk Subdivision of record in Book/Instrument No. 10170, page 124; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 10095, page 484; Charter of Heron Walk HOA of record in Book/Instrument No. 10125, page 449; Survey and Easements of record in Book/Instrument No. 9708, page 720; and 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.

Maurice A. Jennings Sr.

Brandi D. Johnson



STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maurice A. Jennings Sr and Brandi D. Johnson, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

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

My commission expires 7/24/10

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, **$131,634.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of October, **2007**.

NOTARY PUBLIC

My commission expires: 7/24/10

PROPERTY ADDRESS:
629 Sandy Springs Trail
Madison, TN 37115

Name and address of new owner:
Shalonda Webster, et al
629 Sandy Springs Trail
Madison, TN 37115

