# WARRANTY DEED

O-FC-07-3613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2007.

Angela A. Ramsey
Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS (NAME) | SEND TAX BILLS TO | MAP/PARCEL NUMBERS |
|---|---|---|
| Barbra De La Merced | MAGNA BANK (NAME) | |
| 3613 Crossbrooke Drive (ADDRESS) | P.O. BOX 17257 (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | MEMPHIS, TN 38187 (CITY) (STATE) (ZIP) | 141-6-C-37 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALISA MCMURTRY AND DAVE MILNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBRA DE LA MERCED, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, RIVERBRIDGE COMMUNITY, PHASE 1A, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030213-0019997, 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 ALISA MCMURTRY AND HUSBAND, DAVE MILNER BY WARRANTY DEED FROM ROBERT LEE HESTER, UNMARRIED, RECORDED APRIL 12, 2005 IN INSTRUMENT NO. 20050412-0040464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20030213-0019997; INSTRUMENT NO. 20020709-0082561; INSTRUMENT NO. 20030205-0016044; INSTRUMENT NO. 20030303-0027396; INSTRUMENT NO. 20030806-0111893; INSTRUMENT NO. 20030218-0020999; INSTRUMENT NO. 20030218-0020999; INSTRUMENT NO. 20030218-0020998; BOOK 7601, PAGE 415; BOOK 1298, PAGE 244; INSTRUMENT NO. 20020912-0110994; INSTRUMENT NO. 20030303-0027395 AND INSTRUMENT NO. 20021217-0155374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 3613 Crossbrooke Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 11/05/07 13:38 2 pgs
Fees:13.00 Taxes:773.30

20071105-0130299

Witness my/our hand(s) this 29th day of October, 2007

Alisa McMurtry

Dave Milner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alisa McMurtry and Dave Milner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Ruby Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903