THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15275

Davidson County DEEDWARR
Recvd: 11/08/07 09:39 2 pgs
Fees:13.00 Taxes:465.83
20071108-0131745

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Property Address:
4705 Terragon Trail, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terrell Starks, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Sandra L. Inman,** _____, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 184, on the Plan of 2ND Revision, Section Five, Terragon Trail, as shown by plat of record in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Carol L. Clark, dated March 20, 2007, and recorded March 21, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 20070321-0034242.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 2nd day of November, 2007.

_____{Seal}
Terrell Starks

State of TENNESSEE
County of DAVIDSON

On this the 2nd day of November, 2007, before me, the undersigned officer, personally appeared Terrell Starks, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission Expires Apr 22, 2010

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $125,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 2nd of November, 2007.

_____
Notary Public

My Commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Sandra L. Inman
4705 Tercagon Trail
Antioch, TN 37013

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
~~Sandra L. Inman~~
_____

_____

Phone: _____

Tax Parcel ID#: 148-12-0 242.00