WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/07 15:35 3 pgs
Fees:18.00 Taxes:388.50
20071130-0139315

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

S. Hall
Affiant

Subscribed and sworn to before me this 29 day of November, 2007.

Notary Public
My Commission expires: 8/10/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven G. Hall	Mortgage Lenders of America, LLC	162-16-0-104.00
1311 Hickory Park Court	8400 W 110th Street, Suite 500	
Antioch, TN 37013	Overland Park, KS 66210	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Judy Bowes, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven G. Hall, an unmarried man and Michelle A. Hall, a married woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45-B on the plan of Hickory Park Villas, Section Three, Zone Lot Division, of record in Book 6250, page 591, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judy Bowes, unmarried, by deed from Barry Zeitlin and wife, Linda Zeitlin, on September 5, 2003, of record in Instrument Number 20030917-0137534, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162-16-0-104.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 591, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6586, page 363; and Book 6815, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7891, page 217, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1311 Hickory Park Court, Antioch, TN 37013**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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.

WITNESS our hands this November 29, 2007.

Judy Bowes

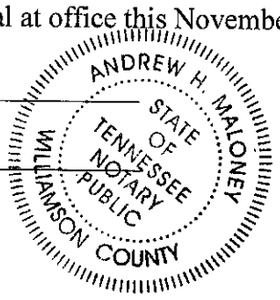
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy Bowes,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2007

My commission expires 8/2/10

Notary Public



I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)